

**To:** PI[PI@aberdeencity.gov.uk];  
**Subject:** Planning Comment for 151842  
**Sent:** Mon 12/14/2015 10:58:04 PM  
**From:** webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842

Name : Paul Wishart  
Address : 224 Westburn Road  
Aberdeen  
AB25 2LT

Telephone : 01224 232323

Email : paul.wishart@aberdeencity.gov.uk

type :

Comment : Our Objections/ Representation refer mainly to Block G as this directly neighbours our property - 224 Westburn Road, Aberdeen.

Design

It is unclear from the Planning Elevation Drawings to the height of the proposed building (Block G) next to our property referenced above - can this be advised?

The consultation boards showed only flat roof 3 story blocks. The plans now show that the flat roof has been replaced with a pitch. This looks like this is now going to be much higher than our property. The current drawings don't show a relevant elevation of Block G next to our property. Our listed building house is semidetached in a row of houses on our street and is currently among the tallest - as far as I am aware there are no higher buildings on our side. Any property built higher would look very out of character on the street. If there were objections to the flat roof since the consultation - then could the property be lowered to 2 stories? Or be put back to the flat roof as in the consultation.

Please can this be clarified with a height of the new building next to our property.

Impact on Amenity.

The current proposed floor plan for Block G would result in living areas looking into and onto our property. We have side windows on two floors looking directly on the proposed site. We also have extended our property at the rear with large glass frontage. Currently our property is very private and not overlooked at all - not even by the existing neighbours. The current layout would result in our property and garden being overlooked and exposed especially as all the living areas are facing our direction. We have a young family and this loss of privacy is a serious concern.

We now feel that our living/Kitchen/dining and bedroom areas will be in full view.

The current plans show that the trees next to our property will remain. We are 100% in support of this and would not want to see these go. While these will give us some screening from the new building these are not evergreen trees and therefore will create the same privacy issues stated above even more so during the winter months.

Can the proposed building design for the block G be mirrored (so east faces the west) moving some of the living areas overlooking the rear of our property. We would very much be in support of this.

Design

Block G - what materials will be used? We are a listed building and the neighbouring properties around this proposed site are all granite buildings. What material will be used to keep the proposed block G in keeping with current surrounding buildings?

Impact on amenity.

Noise that the new development will bring.

Regarding block G - these flats are for Key workers mainly for the hospital - what provisions will be put in place to reduce noise? There is currently no noise at side/rear of our house. We will expect as there is a proposed car park factoring in shift changes etc there will be a noise impact for us with commuters coming and going toward the rear of the property (where our bedrooms are located).

Please can you confirm receipt of our comments and we look forward to your response.

Mr & Mrs P Wishart

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**To:** PI[PI@aberdeencity.gov.uk];  
**Subject:** Planning Comment for 151842  
**Sent:** Mon 12/21/2015 11:34:42 AM  
**From:** webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842

Name : Alexandra Mann  
Address : 5 Burnside Garden  
Mile-End  
Aberdeen

Telephone :  
Email : alexandra.mann@aberdeencity.gov.uk  
type :

Comment : I wish to object to this application on the grounds that it is gross over development of the site as well as having a profound health safety and environmental impact on residents and immediate local of the area

The proposed development for key workers is now not required in this current climate where property rental costs have dropped by 20% and are continuing to drop further.

The impact of 110 flats and associated parking spaces is vastly overdeveloped for the site, the plans show green areas, that are in reality "grasscrete", so the actual green areas will be vastly reduced. At present the local residents and hospital staff enjoy the safe green area in front of the bowling green, the street is almost devoid of traffic in evenings and weekends so children can safely cross the road to access the area. Many games of football and rounders have been played there! And local children can be encouraged to play together in a safe area. Access to the local parks are along the busy Westburn Road, where I would worry about primary age children to walk and cross by themselves. The bowling green was in use as recently as 2014, when the bowlers were given notice by the hospital to vacate, the club was low cost allowing many local residents access, providing exercise and company. So the design statement about the green being unused for several years is totally untrue. The allotment area, has been unused in several years, allowing local wildlife a haven in the city. As the allotments were restricted for hospital use, I don't believe local residents were aware that this resource could be available to them. There is great demand for allotments in the city and to reintroduce the allotment spaces, would encourage exercise, fresh air and company to the city's residents, with pedestrian access from Westburn Road.

The proposed development includes 77 parking spaces, with access from Burnside Gardens, a small cul de sac of 14 houses. The access to Westburn road is already blocked by traffic on Westburn road at peak times. The local school for the area is Cornhill Primary so there will be several cars queuing in Burnside Gardens to access the busy Westburn Road, for the school/work run. Increasing air pollution for the residents. There are several points of potential vehicular access for the development, access from the hospital where there is a wider well maintained access is preferable, with access leading directly onto the site.

The development shows three and four storey flats, where there is precedence of a single four storey building in the area. The surrounding hospital and residential housing are one and half/two storeys, so the development is out of character with present buildings.

In summary, I believe the site to be over developed, the requirement for low cost housing has diminished, the local area will suffer from increased air pollution and loss of green areas that are enjoyed by local residents and hospital staff. In preparation for the development, the bowling club was closed, withdrawing an resource for exercise, fresh air and company for the city's residents.

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To: PI[PI@aberdeencity.gov.uk];  
Subject: Commenting on planning application: 151842  
Sent: Mon 12/21/2015 11:21:37 AM  
From: Rachel Holdsworth  
x-forefront-prvs: 079756C6B9  
x-forefront-antispam-report:  
SFV:NSPM;SFS:(10009020)(6039001)(199003)(51444003)(189002)(229853001)(87936001)(19300405004)(101416001)(2900100001)(97736004)(1220700001)(92566002)(40100003)(6116002)(5890100001)(102836003)(189998001)(2501003)(5008740100001)(81156007)(110136002)(586003)(1096002)(15975445007)(790700001)(14613045005)(5004730100002)(2351001)(76576001)(11100500001)(19617315012)(19627595001)(105586002)(19580395003)(19625215002)(5001960100002)(18206015028)(50986999)(106356001)(5250100002)(107886002)(561944003)(19580405001)(99936001)(17760045003)(19618635001)(86362001)(5003600100002)(74316001)(74482002)(16236675004)(5002640100001)(54356999)(33656002)(7099028)(3826002)(16866105001)(579004)(559001);DIR:OUT;SFP:1101;SCL:1;SRVR:AM3PR04MB0614;H:AM3PR04MB0614.eurprd04.prod.outlook.com;FPR:;SPF:None;PTR:InfoNoRecords;A:1;MX:1;LANG:en;  
received-spf: None (protection.outlook.com: 46degrees.co.uk does not designate permitted sender hosts)  
spamdiagnosticoutput: 1:23  
spamdiagnosticmetadata: NSPM  
Content-Type: multipart/mixed;  
boundary="\_012\_AM3PR04MB0614D7C49ADAB0DE0E59C3A59CE40AM3PR04MB0614eurp\_"  
MIME-Version: 1.0  
X-MS-Exchange-CrossTenant-originalarrivalltime: 21 Dec 2015 11:21:37.5124 (UTC)  
X-MS-Exchange-CrossTenant-fromentityheader: Hosted  
X-MS-Exchange-CrossTenant-id: b643601a-ccef-4686-8296-7ce19e7f3837  
X-MS-Exchange-Transport-CrossTenantHeadersStamped: AM3PR04MB0614  
X-Mailcontrol-Inbound:  
NJFgVM67soyWQFW4Fh4eZA4ac82ii7naeN+KjIVba7KY1JqFSfJ2leD058EhA93XPIGC25PPYxnFBpWT  
VNgmINiw7UuZQPMU  
X-URLSB-Wrapped: false  
X-Scanned-By: MailControl 44278.411 (www.mailcontrol.com) on 10.65.0.120  
Return-Path: rachel@46degrees.co.uk  
X-MS-Exchange-Organization-AuthSource: MSEXCH002.acc.gov.uk  
X-MS-Exchange-Organization-AuthAs: Anonymous

**I wish to object to Planning Application Reference No: 151842 for the following reasons.**

Due consideration should be given to a review of the sheer volume of units being squeezed into the small development site. The volume of accommodation is to increase by 300% and this amount was determined during a period of 'boom' within the city when there was a high demand for housing affordable or otherwise. The prices were forced up due to the lack of properties available on the rental market, however that bubble has now burst. The property market is stagnant and therefore there is now an abundance of affordable properties available to let in the city. To build such a large volume of 'shoebox' sized units is short sighted when there are more spacious traditional properties available at a very close proximity to the development.

It also hasn't been clarified as to what exactly constitutes 'affordable housing' will the

rent actually be any more attractive than other properties? It's not just house prices which have failed to attract people to work in the city, it's the overall inflated cost of living. I would like to see the market research which provides the evidence that building these smaller than average units for 'key workers' who will most likely not even be employed in the healthcare system will attract enough interest to fill the jobs which we need them for.

To replace 27 units with 110 by destructing potentially valuable green open environmental space which is underutilised solely because the access has been revoked and not then providing sufficient infrastructure such as car parking to support it has to be opposed. There is no case for the height of the proposed buildings apart from one solitary unit to the north of the site (Foresterhill Lea building) which is not even as tall as the highest proposed building and considering that the topography of the site allows for views to the south rather than the north then the buildings should be aligned with those to the south, east and west of the site which are no higher than 2 stores and those within the closest proximity are only 1.5 storeys and will be dominated by the new buildings.

The application evidence states that there are no objections to the proposed heights of the buildings. I cannot see any evidence to this extent, all the feedback I have read from the consultations in fact show concern regarding the heights of the blocks. It was noted whilst reading all of the supporting documents that the proposers were economical with the truth in several instances whilst trying to justify the scale of the build.

There are a number of conflicts regarding existing policies within the supporting Design and Access Statement submitted with the Planning Application. Many of them conflict with the Foresterhill Development Framework (July 2012, revised in 2014) which is quoted as being used as the basis for the vision of the development.

There is a weighted argument within the Design and Access statement Location and Context section regarding policy CF1 – Existing Community Sites and Facilities regarding the 'provision of staff accommodation as part of future plans' as 'It is vital that the accommodation is provided in order to ensure that the region is able to attract HEALTHCARE workers who are often put off moving into the area.'

It is further emphasised that the provision is for HEALTHCARE workers throughout the argument for the development due to the fact that as per the Aberdeen City Local Development Plan (2012) Policy CF1 states that EXISTING healthcare sites must be used primarily for healthcare and/or related medical and educational purposes.

Within the Site Analysis section it states that the site is located within the University Core and Health Related Facilities character area – which is not highlighted for Key worker Accommodation development within the Foresterhill Development Framework document. The ONLY mention of 'Key worker accommodation' within the document is in section 4 – Development influences 'Additional NHS projects e) provision of key worker accommodation on site. There is no mention within either the Joint projects or University Projects sections regarding development of accommodation. Because this document precedes the @Aberdeen City Council Communities, Housing and Infrastructure Committee Report (Mar 2015) it would be presumed that Which would lead to believe that this document referred to NHS key workers only.

It is a recurring theme throughout the document that a high level of poetic license is being applied to interpretation of policies or indeed simple disregard of them to them to suit the developer's needs.

To further this Policy H1 states that development will be approved in principle if it

Does not constitute over development - it would have to be argued that replacing 27 properties with 110. The minimum of 30 per hectare on a 1.5 hectare site would suggest that even at 50 per hectare 75 properties would be generous.

Does not have an unacceptable impact on the character or amenity of the surrounding area – once the existing NHS accommodation buildings are removed the existing properties adjacent to the site (including the Foresterhill Lea building to the north) are built solely from Granite and although there is a Policy in place regarding Aberdeen's Granite Heritage there are no plans to use granite at all within the development which will definitely impact upon the character of all of the adjacent residential properties in Burnside Gardens and Westburn Road.

The current residential houses in the area to be developed are only 1 ½ stories in height and a high proportion of the houses on Burnside Gardens face towards the proposed development. The new development consists solely of 3 and 4 storey high apartments (with pitched roofs which will bring them to be 4 and 5 storeys high respectively. The picture below taken from the Foresterhill Development Framework document clearly shows that with the exception of the Foresterhill Lea building to the north that all adjacent properties are of a similar low level to the residential properties on Burnside Gardens and Westburn Road to the south and east.

The drawings submitted do not show a true representation of how the proposed development actually imposes on the existing residential properties in Burnside

Gardens. You can see just how close to the boundary of No.8 the development will be in the corrected plan whereas the original submitted showed only the properties to the west which have a through road, mature trees and a grassed area to separate them from the new development. The site boundary at No.8 is actually the property's boundary wall. The top image is the original submitted. They also show how far away from the Foresterhill Lea building they are in comparison to the properties at Burnside Gardens and are therefore not in character with the closest adjacent buildings!

It is stated that 'Taller buildings should be permitted in the centre of the site to take advantage of its natural topography and to provide new landmarks on the city skyline' and the graphic below refers to the vision that there should be views from the main hospital buildings for patients to the south of the city. The new proposed taller blocks of flats (of some which are actually taller than the Lea building to the north) will impede these views which are graphically represented in the below picture taken from the Foresterhill Development Framework document. These buildings are also NOT in the centre of the site. They are very much at the southern perimeter.

Does not result in the loss of valuable and valued areas of open space. – it is stated that approx. 25% - one quarter of open space will be lost. There are stressed arguments regarding the value of these spaces – including misleading statements regarding the Bowling Green (that it has been derelict and unused for a number of years – when in fact the club was given their eviction notice late 2014 for the sole purpose of developing the site) and the 'abandoned allotments' which were fenced off from access from the north a few years ago (for no apparent reason) but can still be accessed from the east of the plot and also from a gate on Westburn Road. Why are the allotments unused – they are for use by patients, has this been revoked? Here are two prime opportunities to develop already established open and green spaces within the hospital complex.

'Heritage and D6 Landscape will be used to guide the proposal and to ensure it will conform to the high standards set by the council. The framework is in accordance with other Local Plan policies (urban green space, nature conservation and amenity considerations) and will play an important part in regenerating healthcare and educational facilities for the wider Grampian area.' -  
The bowling green could become a retreat, walled garden e.g. and the allotments re-instated. The existing residential units could be redeveloped and a great new green space available at the same time.



### **Policy NE3 – Urban greenspace**

There is **NO** loss of established or mature trees – however a number of established mature trees (which are neither diseased nor dead) are earmarked for removal to allow access to areas of the site. Blatant disregard for policy.

Replacement greenspace of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved benefits to the replaces area and is accessible to the community taking into account public transport, walking and cycling networks and barriers such as major roads. The greenspace is to be replaced with high rise buildings and car park spaces. Unfortunately 'grasscrete' car parking spaces made to look like 'green urban areas' is certainly not similar nor an improvement to the safe grassed area to the north of No. 8 Burnside Gardens where my children play whilst visiting their Grandmother (even with the restriction to the area due to the erected wire fence to stop access the to the allotment space)– and they are too young to be able to make the journey unaccompanied to the nearest parks.

The developers argue that they are exceeding the required useable open space as per Policy NE4. This 'open space' however is mainly car parking and is not usable recreational space.

The proposer has stated that the revision of the Foresterhill Development Framework in July 2014 states that it sets out a vision for the next 20-30 years. It in fact only refers to the historic development of the past 20-30 years but sets out a vision for the next 10 years. Another misleading statement. They say that many of the buildings are now dated and not fit for purpose 'including the existing staff accommodation'. There is nowhere within the document which actually states that staff accommodation is included with these buildings. There is no denying that the existing staff accommodation is probably not fit for purpose and I have no objections to the existing footprint of the existing housing being developed. The objection is to the cramming in to the plot of the significant number high rises contain unattractive shoebox sized apartments.

The Framework development highlights a weakness as – poor quality public realm, landscape and open space. Yet instead of developing potential open space it is to be built upon.

Opportunity - Enhance the landscape character of the site!

A further argument under PAN 65 states that 'Open Space has a social, environmental and economic value. Paragraph 7 states that:

Open spaces provide opportunities for sport and recreation, helping to promote active and healthy lifestyles and can open up opportunities for environmental education for local groups, schools and individuals' Ironic therefore that the proposition is to replace a recreational space (bowling green) and allotments – ideal in our built up community to get patients, local groups and school children involved in healthy eating and self-sufficiency. (I'm sure that the children at Mile-End would love to get involved with such a project!) with concrete towers and car parking spaces. The spaces are only inaccessible because the NHS have made them this way. The areas could be utilised in any number of ways – even as safe play areas for the children of staff using the accommodation and the residents of the surrounding area.

**Additional points for opposing the development:**

Aberdeen development plan states that there are 6 qualities of successful place making:

One of which is the invasion of privacy and overshadowing.

It has already been touched on the sheer imposing qualities of the proposed apartments in comparison to the existing residential properties, but I would like to make a specific objection towards the design and placement of Block C (and less so Block D) next to No. 8 Burnside Gardens. The property boundary wall also makes up part of the site boundary of the development and whereas currently to the North of the property currently there is an open grass space of 10-15 metres prior to the bowling club wall, which is the only restriction to the

north currently and only sits about 2 metres high. This is to be replaced with a 3 storey high (4 including pitched roof) apartment block which has floor to ceiling height 'bay windows' on the southern corner which provides views directly into the garden at No. 8 and invades the privacy in a manner in which it wasn't previously. In addition the apartment block is to be erected only approx. 4-5 metres from the boundary wall (by interpretation of the plans submitted)

Previously, planning permission has been submitted to extend the property at No.8 Burnside Gardens (application number 061911) and was approved unconditionally. The building warrants took some time to organise and although they were also approved unfortunately before the build could commence the credit crunch hit and the banks tightened their belts regarding lending. The time has been taken since to save so that we can commence the build and in the near future the plans will be re-submitted with there having been no reason for it not to be passed again. It is hoped that this will not change. The design will extend the existing property towards the north boundary wall and incorporates a dormer window on the north side. Should the plans for Block C be approved then there would be a direct line of sight from the floor to ceiling windows on the south west corner of the building into one of the bedrooms in the property. I would like to object on the grounds of privacy. The windows on the apartment block extend around the corner and therefore look down onto the property. The sheer size and dominance of the flats would also overshadow and impede on the light to the property. Please see below the diagram regarding the new development and that of number eight with the position of the 'bay' window on the new Block C and line of sight to the property at No. 8.

The developer has claimed that 'mature trees' provide screening of the development from Burnside and also Westburn road. I have provided the following pictures taken with a view to the North from the back and front gardens at No's 3, 6 and 8 Burnside Gardens to show how little screening is actually provided by these trees which are bare for 8 months of the year (and some of which appear to be earmarked for removal). Please also note the lack of imposing buildings on the skyline and therefore further evidence that the proposed over development does not fit in with the character of the existing area.

A view to the east towards the laundry buildings.

A view to the east where the 4/5 storey properties will be positioned. Again, not in character incorporating the supposed 'unkempt' open green space to the north of the allotments!

The plot in which the 3/4 storey Block C is to be erected half way between the property wall and the bowling club perimeter. Showing how close the proximity and how much it will dwarf the neighbouring property, also showing the area is

not 'abandoned and litter strewn'

Another point of objection is regarding road access, safety and increased noise/smell/air quality due to the increased volume of traffic which will be borne by the occupants at numbers 1-8 Burnside Gardens as they are the properties which will be most affected by access to the site.

It has been confirmed by a planning consultant that according to a calculation based on Affordable housing car parking standards that there will be an allocation of 85 parking spaces within the development. Considering that 107 of the proposed 110 properties are 2 bedroomed I think it would be fair to presume that a high volume of these will be occupied by 2 persons. I think that to apply the 'common sense' standards it would be fair to presume that it is very possible that there will be upward of 150 occupants of the apartments who will be driving vehicles and will require somewhere to park them. Consideration has not been given to the parking requirements of visitors to the residents also.

It is worrying that the 'key workers' as described in the original Foresterhill Development document has now been interpreted to include public sector key workers and therefore what should be NHS staff accommodation is now open to all. More worrying is that it is stated that 'public key workers will be given priority regarding getting access to the units' but this is not a guarantee that the units will in fact be filled with 'key workers' they may be given priority, but if they choose to not take up the offer then who exactly will be allowed to rent the units? As far as I'm aware there are not any schools, police stations or fire stations upon the Foresterhill site and therefore these 'key workers' will require transport to get them to their place of work. Many 'key workers' also work shifts which mean that there will be an increase in noise levels during unsocial hours as they rely on their cars to get to the workplace or recreational activities.

Burnside Gardens currently has a parking permit system in place on one side of the road and single yellow lines on the other, however there is not space for three cars to be side by side on the street so it is anticipated that the guaranteed overflow from the insufficient parking provision upon the site will be on the street, and more likely upon the pavement making it very unsafe for all other road users.

Westburn Road is also a main arterial road from the west end industrial estates to the centre of town and it is often a problem for the current residents to exit from the street. These pictures were taken at 2:50 on a Friday afternoon and show the congestion even out with rush hours.

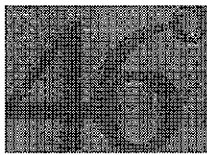
It is understood that the boundary for Mile-End Primary is to be Burnside Gardens and that all children within the development will attend Cornhill Primary School, therefore it would make more sense to access the site from Cornhill

Road, not only for the school access, but also for all other cars. There is also another access point to the site directly from the road accessing the hospital to the west of the site. It currently has bollards up, but there is no reason why these cannot be removed. It is an NHS development so why should the residents of Burnside Gardens bear the brunt of the increased traffic congestion and reduced quality of air and other pollution aspects?

In principal there is no objection to the redevelopment of the existing flats and the area to the north of them, however there is a strong objection to the additional housing proposed to the east of the site primarily to the south and east of the existing bowling green. It is believed that car parking provision is completely inadequate and it will have a huge safety impact upon the residents of Burnside Gardens and that Block C should be removed entirely based on its overwhelming design and position within the site which puts it in much too close proximity to the existing residential properties and impedes the privacy of those which are next to and face onto it. At the very least the height of the blocks at the east of the development should be reduced by a floor level to compensate for the replacement of flat roofs to pitched ones.

Regards,

Rachel Holdsworth



46 Degrees

**Rachel Holdsworth** | Event Manager




**46 Degrees**

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**To:** PI[PI@aberdeencity.gov.uk];  
**Subject:** Planning Comment for 151842  
**Sent:** Mon 12/21/2015 8:21:02 AM  
**From:** webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842

Name : Lee Ann  
Address : Station House  
Inchbare  
by Edzell  
DD9 7QJ

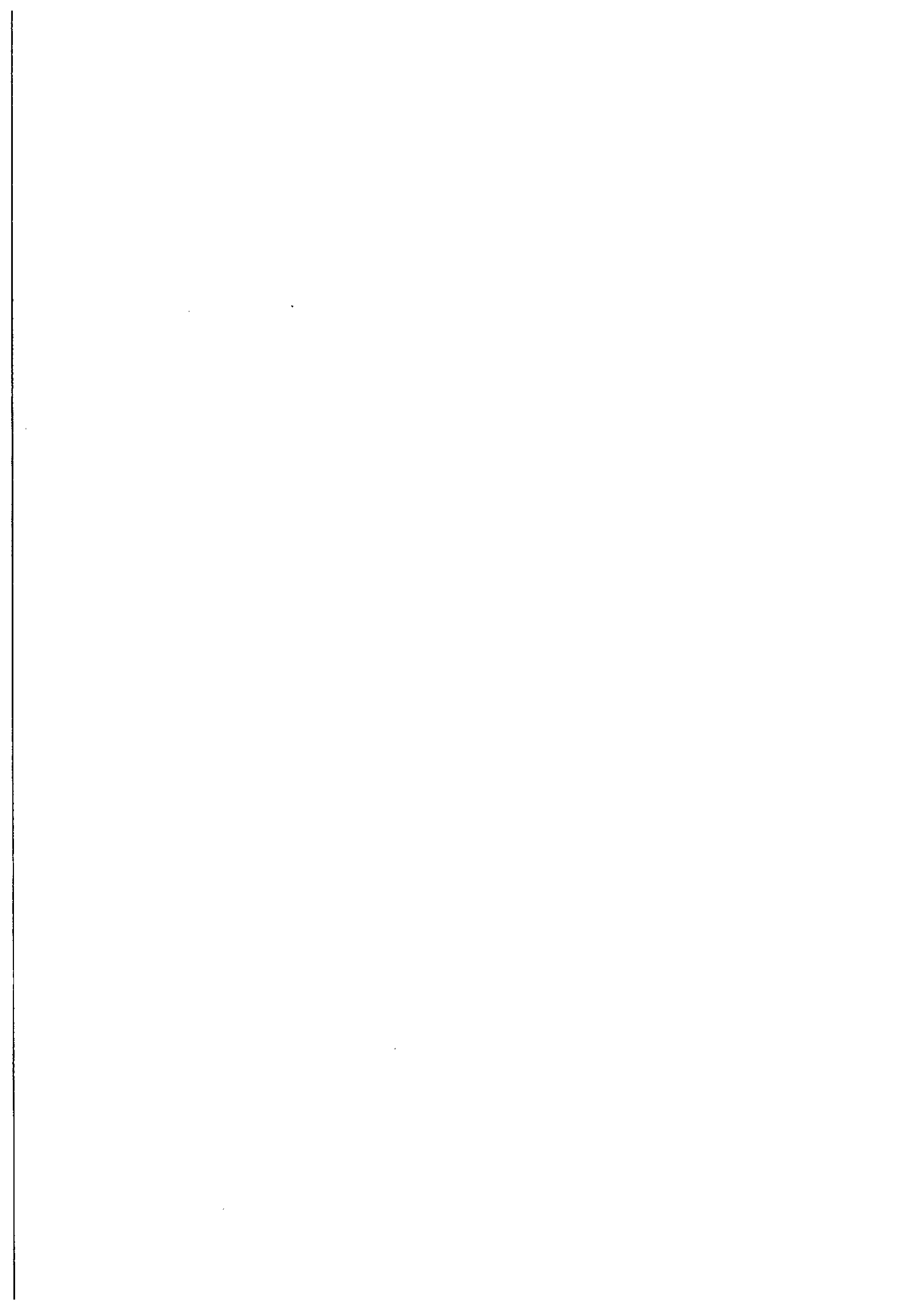
Telephone :

Email : :

type :

Comment : I object on the grounds of invasion of privacy due to design and orientation of buildings. Over development of site, loss of green space, road traffic problems, safety of residents and road users, access problems, removal of protected trees.

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6<sup>th</sup> June 2016

6 Burnside Gardens  
ABERDEEN  
AB25 2QW

Planning Department  
Aberdeen City Council  
Marischal College  
Broad Street  
ABERDEEN

Dear Sirs

PLANNING APPLICATION REF: 151842  
REPLACEMENT OF NHS ACCOMMODATION  
FORESTERHILL COURT/BURNSIDE GARDENS

We would like to register our objections to the height of the flats at the site.

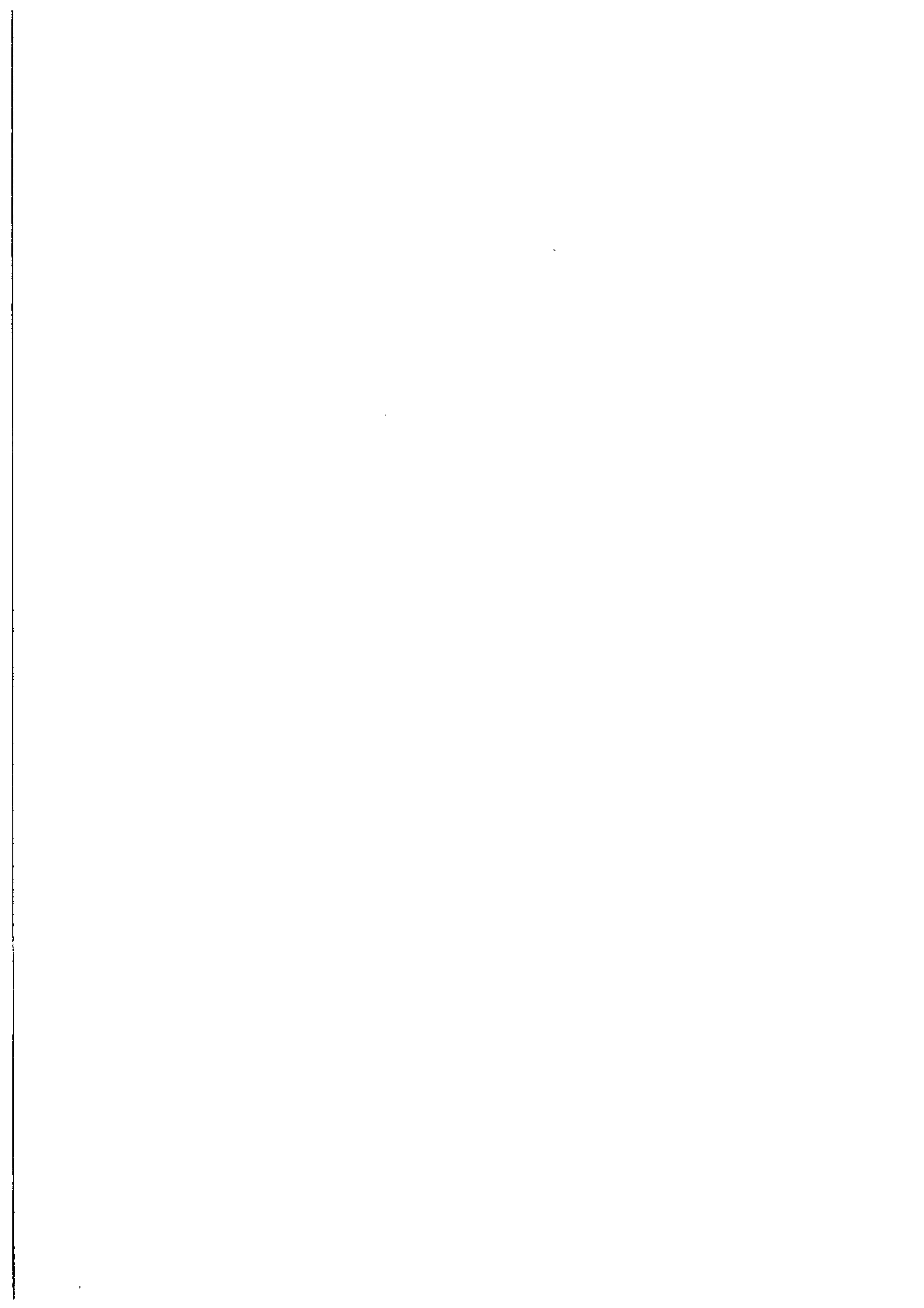
To begin with, these blocks of flats were going to be three storeys high - this has now changed to four storeys which is far too high and the number of flats has increased by nearly two-thirds.

This is a lovely area and the buildings are mostly low, apart from NHS buildings but these are a good bit away up Westburn Road. Apart from the height, the huge number of flats means a great deal more traffic using this Street which is not suitable for more traffic. The access from Westburn Road should be gone into also.

This letter is a bit late but we have been on holiday.

Yours faithfully

CATHERINE & BRIAN WILSON



**To:** PI[PI@aberdeencity.gov.uk];  
**Subject:** Planning Comment for 151842  
**Sent:** Mon 12/21/2015 10:39:48 AM  
**From:** webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842  
Name : Sandra Mann  
Address : 5 Burnside Gardens  
Mile-End

Telephone :  
Email :  
type :

Comment : The proposed development for key workers is now not required in this current climate where property rental costs have dropped by 20% and are continuing to drop further. The impact of 110 flats and associated parking spaces is vastly overdeveloped for the site, the plans show green areas, that are in reality "grasscrete", so the actual green areas will be vastly reduced..At present the local residents and hospital staff enjoy the safe green area in front of the bowling green, the street is almost devoid of traffic in evenings and weekends so children can safely cross the road to access the area. Many games of football and rounders have been played there! And local children can be encouraged to play together in a safe area. Access to the local parks are along the busy Westburn Road, where I would worry about primary age children to walk and cross by themselves. The bowling green was in use as recently as 2014, when the bowlers were given notice by the hospital to vacate, the club was low cost allowing many local residents access, providing exercise and company. So the design statement about the green being unused for several years is totally untrue. The allotment area, has been unused in several years, allowing local wildlife a haven in the city. As the allotments were restricted for hospital use, I don't believe local residents were aware that this resource could be available to them. There is great demand for allotments in the city and to reintroduce the allotment spaces, would encourage exercise, fresh air and company to the city's residents, with pedestrian access from Westburn Road.

The proposed development includes 77 parking spaces, with access from Burnside Gardens, a small cul de sac of 14 houses. The access to Westburn road is already blocked by traffic on Westburn road at peak times. The local school for the area is Cornhill Primary so there will be several cars queuing in Burnside Gardens to access the busy Westburn Road, for the school/work run. Increasing air pollution for the residents. There are several points of potential vehicular access for the development, access from the hospital where there is a wider well maintained access is preferable, with access leading directly onto the site.

The development shows three and four storey flats, where there is precedence of a single four storey building in the area. The surrounding hospital and residential housing are one and half/two storeys, so the development is out of character with present buildings.

In summary, I believe the site to be over developed, the requirement for low cost housing has diminished, the local area will suffer from increased air pollution and loss of green areas that are enjoyed by local residents and hospital staff. In preparation for the development, the bowling club was closed, withdrawing an resource for exercise, fresh air and company for the city's residents.

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**To:** PI[PI@aberdeencity.gov.uk];  
**Subject:** Objection Commenting on planning application 151842.  
**Sent:** Mon 12/21/2015 12:50:47 PM  
**From:** Shaun Waddell  
X-URLSB-Wrapped: false  
X-Scanned-By: MailControl 44278.411 (www.mailcontrol.com) on 10.65.0.136  
Return-Path: ·  
X-MS-Exchange-Organization-AuthSource: MSEXCH002.acc.gov.uk  
X-MS-Exchange-Organization-AuthAs: Anonymous

Dear Sir/Madam

Please note the specific planning objection, which I omitted from the original email.

Thank You

Shaun Waddell

Begin forwarded message:

**From:** Shaun Waddell  
**Date:** 21 December 2015 at 12:46:53 GMT  
**To:** [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)  
**Subject:** **Planning Objection**

Dear Sir/Madam

I wish to object to Planning Application Reference No: 151842 for the following reasons.

Due consideration should be given to a review of the sheer volume of units being squeezed into the small development site. The volume of accommodation is to increase by 300% and this amount was determined during a period of 'boom' within the city when there was a high demand for housing affordable or otherwise. The prices were forced up due to the lack of properties available on the rental market, however that bubble has now burst. The property market is stagnant and therefore there is now an abundance of affordable properties available to let in the city. To

build such a large volume of 'shoebox' sized units is short sighted when there are more spacious traditional properties available at a very close proximity to the development.

It also hasn't been clarified as to what exactly constitutes 'affordable housing' will the rent actually be any more attractive than other properties? It's not just house prices which have failed to attract people to work in the city, it's the overall inflated cost of living. I would like to see the market research which provides the evidence that building these smaller than average units for 'key workers' who will most likely not even be employed in the healthcare system will attract enough interest to fill the jobs which we need them for.

To replace 27 units with 110 by destructing potentially valuable green open environmental space which is under utilised solely because the access has been revoked and not then providing sufficient infrastructure such as car parking to support it has to be opposed. There is no case for the height of the proposed buildings apart from one solitary unit to the north of the site (Foresterhill Lea building) which is not even as tall as the highest proposed building and considering that the topography of the site allows for views to the south rather than the north then the buildings should be aligned with those to the south, east and west of the site which are no higher than 2 storeys and those within the closest proximity are only 1.5 storeys and will be dominated by the new buildings.

The application evidence states that there are no objections to the proposed heights of the buildings. I cannot see any evidence to this extent, all the feedback I have read from the consultations in fact show concern regarding the heights of the blocks. It was noted whilst reading all of the supporting documents that the proposers were economical with the truth in several instances whilst trying to justify the scale of the build.

There are a number of conflicts regarding existing policies within the supporting Design and Access Statement submitted with the Planning Application. Many of them conflict with the Foresterhill Development Framework (July 2012, revised in 2014) which is quoted as being used as the basis for the vision of the development.

There is a weighted argument within the Design and Access statement Location and Context section regarding policy CF1 – Existing Community Sites and Facilities regarding the 'provision of staff accommodation as part of future plans' as 'It is vital that the accommodation is provided in order to ensure that the region is able to attract HEALTHCARE workers who are often put off moving into the area.'

It is further emphasised that the provision is for HEALTHCARE workers

throughout the argument for the development due to the fact that as per the Aberdeen City Local Development Plan (2012) Policy CF1 states that EXISTING healthcare sites must be used primarily for healthcare and/or related medical and educational purposes.

Within the Site Analysis section it states that the site is located within the University Core and Health Related Facilities character area – which is not highlighted for Key worker Accommodation development within the Foresterhill Development Framework document. The ONLY mention of 'Key worker accommodation' within the document is in section 4 – Development influences 'Additional NHS projects e) provision of key worker accommodation on site. There is no mention within either the Joint projects or University Projects sections regarding development of accommodation. Because this document precedes the @Aberdeen City Council Communities, Housing and Infrastructure Committee Report (Mar 2015) it would be presumed that Which would lead to believe that this document referred to NHS key workers only.

It is a recurring theme throughout the document that a high level of poetic license is being applied to interpretation of policies or indeed simple disregard of them to them to suit the developers needs.

To further this Policy H1 states that development will be approved in principle if it

Does not constitute over development - it would have to be argued that replacing 27 properties with 110. The minimum of 30 per hectare on a 1.5 hectare site would suggest that even at 50 per hectare 75 properties would be generous.

Does not have an unacceptable impact on the character or amenity of the surrounding area – once the existing NHS accommodation buildings are removed the existing properties adjacent to the site (including the Foresterhill Lea building to the north) are built solely from Granite and although there is a Policy in place regarding Aberdeen's Granite Heritage there are no plans to use granite at all within the development which will definitely impact upon the character of all of the adjacent residential properties in Burnside Gardens and Westburn Road.

The current residential houses in the area to be developed are only 1 ½ storeys in height and a high proportion of the houses on Burnside Gardens face towards the proposed development. The new development consists solely of 3 and 4 storey high apartments (with pitched roofs which will bring them to be 4 and 5 storeys high respectively. The picture below taken from the Foresterhill Development Framework document clearly shows that with

the exception of the Foresterhill Lea building to the north that all adjacent properties are of a similar low level to the residential properties on Burnside Gardens and Westburn Road to the south and east.

The drawings submitted do not show a true representation of how the proposed development actually imposes on the existing residential properties in Burnside Gardens. You can see just how close to the boundary of No.8 the development will be in the corrected plan whereas the original submitted showed only the properties to the west which have a through road, mature trees and a grassed area to separate them from the new development. The site boundary at No.8 is actually the property's boundary wall. The top image is the original submitted. They also show how far away from the Foresterhill Lea building they are in comparison to the properties at Burnside Gardens and are therefore not in character with the closest adjacent buildings!

It is stated that 'Taller buildings should be permitted in the centre of the site to take advantage of its natural topography and to provide new landmarks on the city skyline' and the graphic below refers to the vision that there should be views from the main hospital buildings for patients to the south of the city. The new proposed taller blocks of flats (of some which are actually taller than the Lea building to the north) will impede these views which are graphically represented in the below picture taken from the Foresterhill Development Framework document. These buildings are also NOT in the centre of the site. They are very much at the southern perimeter.

Does not result in the loss of valuable and valued areas of open space. – it is stated that approx 25% - one quarter of open space will be lost. There are stressed arguments regarding the value of these spaces – including misleading statements regarding the Bowling Green (that it has been derelict and unused for a number of years – when in fact the club was given their eviction notice late 2014 for the sole purpose of developing the site) and the 'abandoned allotments' which were fenced off from access from the north a few years ago (for no apparent reason) but can still be accessed from the east of the plot and also from a gate on Westburn Road. Why are the allotments unused – they are for use by patients, has this been revoked? Here are two prime opportunities to develop already established open and green spaces within the hospital complex.



'Heritage and D6 Landscape will be used to guide the proposal and to ensure it will conform to the high standards set by the council. The framework is in accordance with other Local Plan policies (urban green space, nature conservation and amenity considerations) and will play an important part in regenerating healthcare and educational facilities for the wider Grampian area.' - The bowling green could become a retreat, walled garden e.g and the allotments re-instated. The existing residential units could be redeveloped and a great new green space available at the same time.

#### Policy NE3 – Urban greenspace

There is **NO** loss of established or mature trees – however a number of established mature trees (which are neither diseased nor dead) are earmarked for removal to allow access to areas of the site. Blatant disregard for policy.

Replacement greenspace of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved benefits to the replaces area and is accessible to the community taking into account public transport, walking and cycling networks and barriers such as major roads. The greenspace is to be replaced with high rise buildings and car park spaces. Unfortunately 'grasscrete' car parking spaces made to look like 'green urban areas' is certainly not similar nor an improvement to the safe grassed area to the north of No. 8 Burnside Gardens where my children play whilst visiting their Grandmother (even with the restriction to the area due to the erected wire fence to stop access the to the allotment space)– and they are too young to be able to make the journey unaccompanied to the nearest parks.

The developers argue that they are exceeding the required useable open space as per Policy NE4. This 'open space' however is mainly car parking and is not usable recreational space.

The proposer has stated that the revision of the Foresterhill Development Framework in July 2014 states that it sets out a vision for the next 20-30 years. It in fact only refers to the historic development of the past 20-30 years but sets out a vision for the next 10 years. Another misleading statement. They say that many of the buildings are now dated and not fit for purpose 'including the existing staff accommodation'. There is nowhere within the document which actually states that staff accommodation is included with these buildings. There is no denying that the existing staff accommodation is probably not fit for purpose and I have no objections to the existing footprint of the existing housing being developed. The objection is to the cramming in to the plot of the significant number high rises containing unattractive shoebox sized apartments.

The Framework development highlights a weakness as – poor quality public realm, landscape and open space. Yet instead of developing potential open space it is to be built upon.

Opportunity - Enhance the landscape character of the site!

A further argument under PAN 65 states that 'Open Space has a social, environmental and economic value. Paragraph 7 states that:

Open spaces provide opportunities for sport and recreation, helping to promote active and healthy lifestyles and can open up opportunities for environmental education for local groups, schools and individuals' Ironic therefore that the proposition is to replace a recreational space (bowling green) and allotments – ideal in our built up community to get patients, local groups and school children involved in healthy eating and self sufficiency. (I'm sure that the children at Mile-End would love to get involved with such a project!) with concrete towers and car parking spaces. The spaces are only inaccessible because the NHS have made them this way. The areas could be utilised in any number of ways – even as safe play areas for the children of staff using the accommodation and the residents of the surrounding area.

Additional points for opposing the development:

Aberdeen development plan states that there are 6 qualities of successful place making:

One of which is the invasion of privacy and overshadowing.

It has already been touched on the sheer imposing qualities of the proposed apartments in comparison to the existing residential properties, but I would like to make a specific objection towards the design and placement of Block C (and less so Block D) next to No. 8 Burnside Gardens. The property boundary wall also makes up part of the site boundary of the development and whereas currently to the North of the property currently there is an open grass space of 10-15 mtrs prior to the bowling club wall, which is the only restriction to the north currently and only sits about 2 mtrs high. This is to be replaced with a 3 storey high (4 including pitched roof) apartment block which has floor to ceiling height 'bay windows' on the southern corner which provides views directly into the garden at No. 8 and invades the privacy in a manner in which it wasn't previously. In addition the apartment block is to be erected only approx 4-5 mtrs from the boundary wall (by interpretation of the plans submitted)

Previously, planning permission has been submitted to extend the property at No.8 Burnside Gardens(application number 061911) and was approved unconditionally. The building warrants took some time to organise and although they were also approved unfortunately before the build could commence the credit crunch hit and the banks tightened their belts regarding lending. The time has been taken since to save so that we can commence the build and in the near future the plans will be re-submitted with there having been no reason for it not to be passed again. It is hoped that this will not change. The design will extend the existing property towards the north boundary wall and incorporates a dormer window on the north side. Should the plans for Block C be approved then there would be a direct line of sight from the floor to ceiling windows on the south west corner of the building into one of the bedrooms in the property. I would like to object on the grounds of privacy. The windows on the apartment block extend around the corner and therefore look down onto the property. The sheer size and dominance of the flats would also overshadow and impede on the light to the property. Please see below the diagram regarding the new development and that of number eight with the position of the 'bay' window on the new Block C and line of sight to the property at No. 8.

The developer has claimed that 'mature trees' provide screening of the development from Burnside and also Westburn road. I have provided the following pictures taken with a view to the North from the back and front gardens at No.s 3, 6 and 8 Burnside Gardens to show how little screening is actually provided by these trees which are bare for 8 months of the year (and some of which appear to be earmarked for removal). Please also note the lack of imposing buildings on the skyline and therefore further evidence that the proposed over development does not fit in with the character of the existing area.

A view to the east towards the laundry buildings.

A view to the east where the 4/5 storey properties will be positioned. Again, not in character incorporating the supposed 'unkempt' open green space to the north of the allotments!

The plot in which the 3/4 storey Block C is to be erected half way between the property wall and the bowling club perimeter. Showing how close the proximity and how much it will dwarf the neighbouring property, also showing the area is not 'abandoned and litter strewn'

Another point of objection is regarding road access, safety and increased noise/smell/air quality due to the increased volume of traffic which will be borne by the occupants at numbers 1-8 Burnside Gardens as they are the properties which will be most affected by access to the site.

It has been confirmed by a planning consultant that according to a calculation based on Affordable housing car parking standards that there will be an allocation of 85 parking spaces within the development. Considering that 107 of the proposed 110 properties are 2 bedroomed I think it would be fair to presume that a high volume of these will be occupied by 2 persons. I think that to apply the 'common sense' standards it would be fair to presume that it is very possible that there will be upward of 150 occupants of the apartments who will be driving vehicles and will require somewhere to park them. Consideration has not been given to the parking requirements of visitors to the residents also.

It is worrying that the 'key workers' as described in the original Foresterhill Development document has now been interpreted to include public sector key workers and therefore what should be NHS staff accommodation is now open to all. More worrying is that it is stated that 'public key workers will be given priority regarding getting access to the units' but this is not a guarantee that the units will in fact be filled with 'key workers' they may be given priority, but if they choose to not take up the offer then who exactly will be allowed to rent the units? As far as I'm aware there are not any schools, police stations or fire stations upon the Foresterhill site and therefore these 'key workers' will require transport to get them to their place of work. Many 'key workers' also work shifts which mean that there will be an increase in noise levels during unsocial hours as they rely on their cars to get to the workplace or recreational activities.

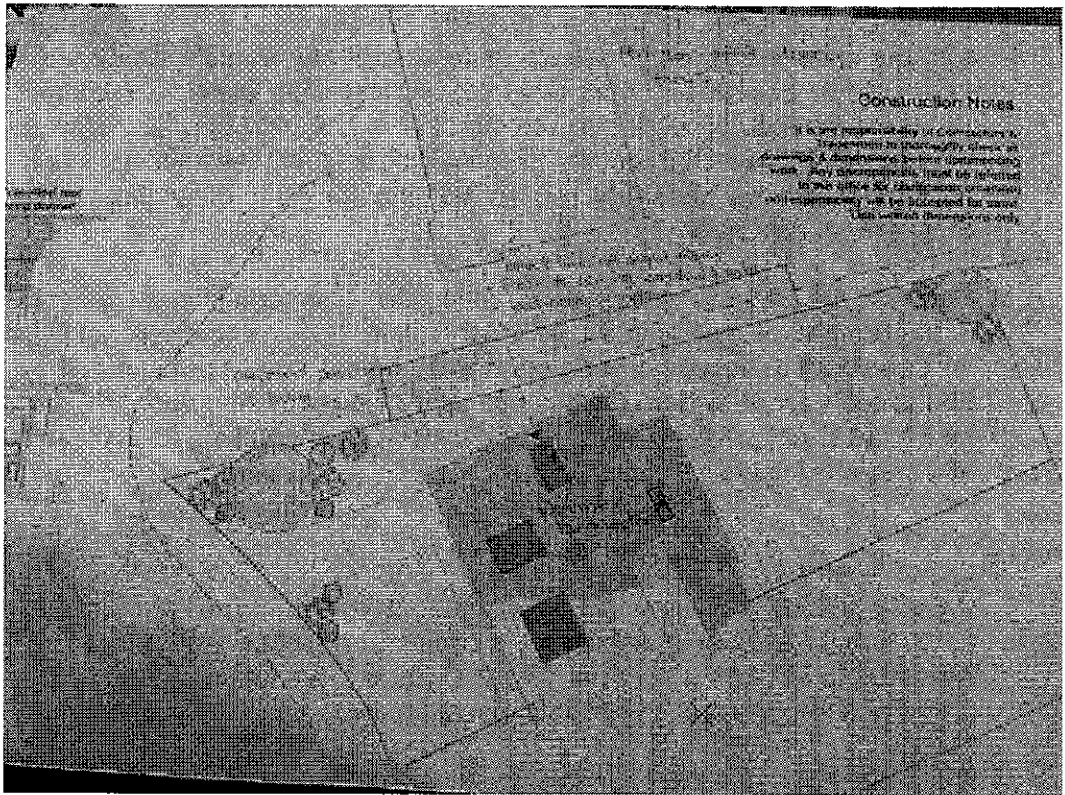
Burnside Gardens currently has a parking permit system in place on one side of the road and single yellow lines on the other, however there is not space for three cars to be side by side on the street so it is anticipated that the guaranteed overflow from the insufficient parking provision upon the site will be on the street, and more likely upon the pavement making it very unsafe for all other road users.

Westburn Road is also a main arterial road from the west end industrial estates to the centre of town and it is often a problem for the current residents to exit from the street. These pictures were taken at 2:50 on a Friday afternoon and show the congestion even out with rush hours.

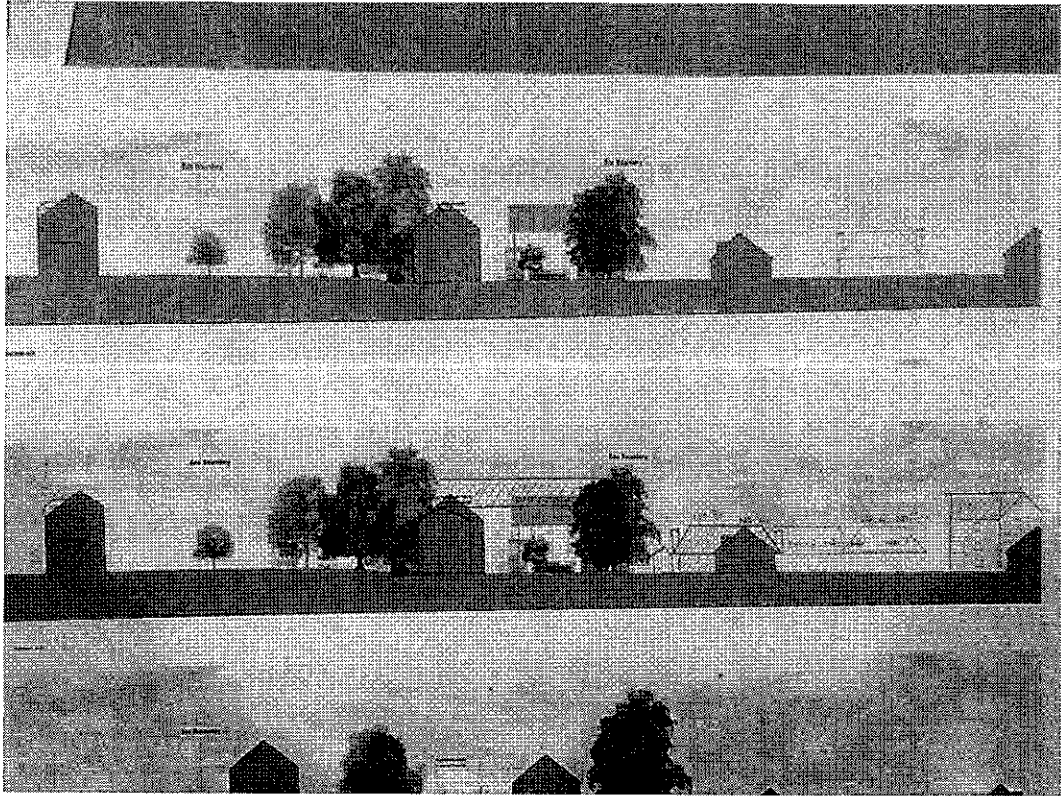
It is understood that the boundary for Mile-End Primary is to be Burnside Gardens and that all children within the development will attend Cornhill Primary School, therefore it would make more sense to access the site from Cornhill Road, not only for the school access, but also for all other cars. There is also another access point to the site directly from the road accessing the hospital to the west of the site. It currently has bollards up, but there is no reason why these cannot be removed. It is an NHS development so why should the residents of Burnside Gardens bear the brunt of the increased traffic congestion and reduced quality of air and other pollutional aspects?

In principal there is no objection to the redevelopment of the existing flats and the area to the north of them, however there is a strong objection to the additional housing proposed to the east of the site primarily to the south and

east of the existing bowling green. It is believed that car parking provision is completely inadequate and it will have a huge safety impact upon the residents of Burnside Gardens and that Block C should be removed entirely based on its overwhelming design and position within the site which puts it in much too close proximity to the existing residential properties and impedes the privacy of those which are next to and face onto it. At the very least the eight of the blocks at the east of the development should be reduced by a floor level to compensate for the replacement of flat roofs to pitched ones.



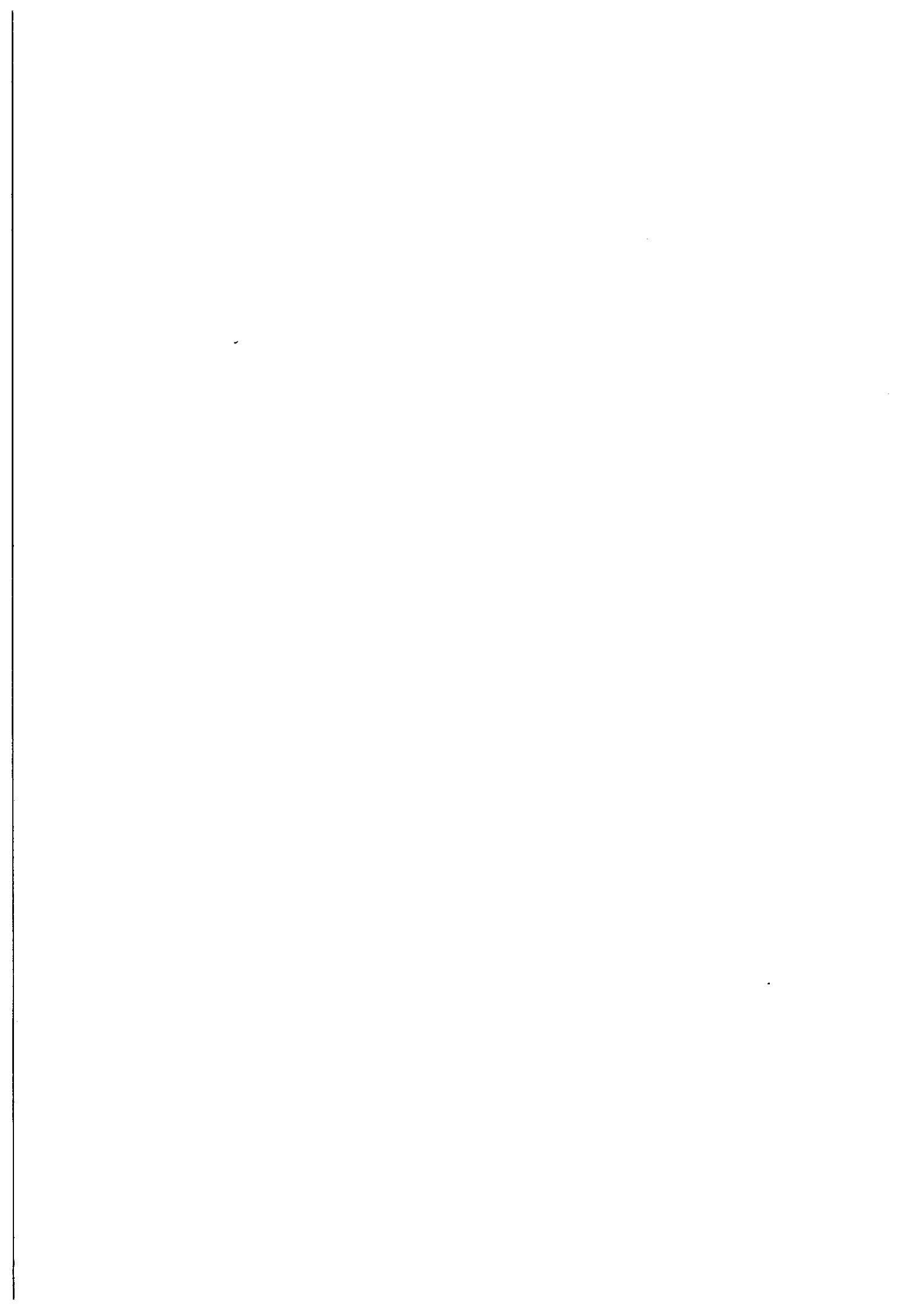
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Yours Sincerely

Shaun Waddell





**To:** PI[PI@aberdeencity.gov.uk];  
**Subject:** Planning Comment for 151842  
**Sent:** Mon 12/21/2015 1:19:49 PM  
**From:** webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842

Name : Bruce Mann  
Address : 5 Burnside Gardens  
Mile-End  
Aberdeen  
AB25 2QW

Telephone :  
Email :  
type :  
Comment :

I wish to object to the Planning Application 151842 as put forward by Halliday Fraser Munro on behalf of Grampian Housing Association on the grounds that this is gross over development of the proposed site as well as having a profound health safety and environmental impact on the residents and the immediate locale of the area. The proposed development for key workers is now not required in this current climate where property rental costs have dropped by 20% and are continuing to drop further. The impact of 110 flats and associated parking spaces is vastly overdeveloped for the site, the plans show green areas, that are in reality "grass-crete", so the actual green areas will be vastly reduced. At present the local residents and hospital staff enjoy the safe green area in front of the bowling green, the street is almost devoid of traffic in evenings and weekends so children can safely cross the road to access the area. Many games of football and rounders have been played there! And local children can be encouraged to play together in a safe area. Access to the local parks are along the busy Westburn Road, where I would worry about primary age children to walk and cross by themselves.

I believe that the proposers have been rather economical with the truth to the point of being underhand in how they have presented the proposal for the Development of 110 (or is it 112 as shown on the floor plans) flats on the footprint of site of the current staff accommodation of 27 flats, the bowling Green - ground to the south of the bowling green and the ground that surrounds and incorporates previous NHS Allotments. The proposers have not been totally truthful when they mention that the bowling green has been unused for years or that the site is inaccessible. Had the bowling-green not been used or maintained for years it would have been much more overgrown than the photographs show. The bowling green was utilised to the full by the bowling club until 2014 when they were given notice to leave by the proposers as they were to be developing the site. The allotments have always been accessible. There is an open gate on Westburn Road, or access can be had from the access road to the Laundry Buildings. However the area is totally within the NHS/University of Aberdeen Boundaries and therefore the general public is more likely to presume that access would be restricted.

There has been absolutely no consideration whatsoever given by the developers to the impact on the health and safety and quality of life that the relatively safe and private environment enjoyed by the longstanding residents of the 14 residents of Burnside Gardens and their visitors.

One of the main concerns is that of safety and the fact that the only vehicular access to the proposed development is via Burnside Gardens. Given that currently Burnside Gardens is populated by only 14 dwelling houses, the fabric of the street is like a patchwork quilt where numerous potholes have been filled-in not once, but many times, does not bode well for a potential increase of traffic 20-fold passing the front doors of numbers 1 to 8 Burnside Gardens. The increase in traffic estimate is not unrealistic. It is based on the assumption of the addition of at least one car per household only which is not unreasonable given the accommodation is for key workers and as there are no schools, police stations etc. on site where these key workers can walk to!. There is also the fact that there is every likelihood that there will be children on the development given that the majority of the accommodation is two bedroomed. These Families will need transport and given the current cost of public transport within Aberdeen City driving direct from A to B is much convenient and also more economic than taking public transport for most families. This additional number of journeys excludes visitors, service vehicles, delivery vans etc. once the development is completed. Even though residents will be provided with a

traffic pack there is no guarantee that residents will follow the guidelines and from experience it is unlikely that little if any notice will be taken of the proposed measure to use public transport! Given the potential increase in volume of traffic there is at the very least the question of safety, concerns with people getting frustrated at having to wait to exit the development particularly at peak times of the day when current access on to the main arterial route from the immediate west of the city is becoming increasingly more difficult. The continuing increase in developments such as the Prime Four Business Park, new housing along the western city corridors, the growth of Kingswells and Westhill on the periphery of the city will continue to add to the passing traffic and it is unlikely that the opening of the Western Peripheral Route will have any impact on this commuter traffic including the many 'key workers' who live along these routes as their workplaces are within the bounds of the city centre so they will not use the bypass. No account of this appears to have been taken into account in the Transport Survey which uses affordable housing statistics in a number of places in both England and Ireland NB there was no mention in the statistics of any Scottish cities and nothing pertaining to the fact that development is to satisfy the needs of the University /Hospital whose infrastructure is currently in place and surrounds the proposed development. Using the tracs statistics is irrelevant as there is no consideration taken into account of this fact and there is the possibility of being more than once access point into the development. This would in itself increase the permeability which is one of the points the proposers have taken pains to highlight and would also give 'flat access to the development.

The health and safety of the current residents will also be compromised not least by the increase in air pollution as a result of the increased level of traffic passing through the street and whilst sitting waiting to exit the development. As there is a significant drop in elevation from the Westburn Road. This could result in a significant increase in exhaust fumes etc. due to the additional acceleration being applied while waiting on the incline to exit the street.

The proposed development includes 77 parking spaces, with access from Burnside Gardens, a small cul de sac of 14 houses. The access to Westburn road is already blocked by traffic on Westburn road at peak times. The local school for the area is Cornhill Primary so there will be several cars queuing in Burnside Gardens to access the busy Westburn Road, for the school/work run. Increasing air pollution for the residents. There are several points of potential vehicular access for the development, access from the hospital where there is a wider well maintained access is preferable, with access leading directly onto the site. The street is extremely narrow and parking is only restricted in certain areas to a minimum of 6 hours per day which means that overspill parking for the development will inevitably be along Burnside Gardens. If two cars are parked on opposite sides of the street it is impossible to pass by and the lack of parking spaces in the development will undoubtedly increase parking on Burnside Gardens and potentially its pavements thereby causing access problems for pedestrians and motorists alike. It may be worth noting that the traffic restrictions were only introduced on Burnside Gardens previously as residents were having difficulty in getting into their properties as NHS staff were using Burnside Gardens as their workplace car park! Current residents' free access to their properties is therefore more likely to be severely compromised. The development will also have an impact on my ability to allow my family to play in the safety of open space across the street from me and adjacent to No 8 to the south of the bowling green. I would have major concerns in allowing them to do this if traffic for over 100 hundred flats is utilising the street as there appears to have been no consideration taken into place for children being in the area or crossing the street and therefore no plans for traffic calming measures.

Privacy will also be compromised particularly for the residents who are adjacent to /face onto the current bowling green and allotment site. the Proposers have stated that in order to maintain the character of the area it is proposed that a large proportion of the existing mature trees on the site will be retained. And these will form a visual buffer between new units and existing properties. These trees are devoid of leaves for approximately 8 months of the year so therefore the argument that they will provide an adequate shield for the residents of Burnside gardens is nonsense. In addition only those trees actually marked as being retained will be and I can state that there are a number of trees along the boundary of No 8 Burnside Gardens that have not been tagged for retention and of those closest to where the very adjacent flats will be, 50 of the

trees will be removed. There is no visual buffer of any sort never mind trees to the proposed development of the 50+ flats to the east of the site from some locations within Burnside Gardens. I would also question the need to place a block of flats in such close proximity to No. 8 Burnside Gardens which will limit the privacy of the occupants of No 8, myself at No 5 and my neighbours at No 3 and No7. These flats will be in direct line of sight of my property at No 5 as will the building of the four storey blocks behind as their windows will also overlook our homes. The erection of the block of flats (Block G is in direct line of sight of my home and the removal of the trees and bushes along the proposed traffic route means that there will be absolutely no visual buffer at all from my home either.

The development shows three and four storey flats, where there is precedence of a single four storey building in the area. The surrounding hospital and residential housing are one and half/two storeys, so the development is out of character with present buildings. On the point of the three and four storey blocks of flats to the east of the development, when the original drawings were issued for the initial consultation process the development included town houses and blocks of three storey blocks of flat with flat roofs. Subsequent to the public consultation the proposal has been amended to consist of a number of three and four storey blocks with pitched roofs which effectively adds on an additional one or two storeys. There was no further notification of this fact from the developers. This is totally unacceptable given the surrounding properties on Burnside Gardens that will be overlooking this area of the development are of 1.5 storeys high. The existing hospital buildings including those of the laundry that are currently in line of sight of these dwellings are of single storey construction so the flats will be up to 400% higher than the current buildings on the proposed site ..

From an environmental point of view the proposers have stated that the poor quality open space which currently exists on site will be enhanced. This is where artistic licence has been utilised to the full. The audit report was written in 2010 when the bowling green was being utilised to the full and the allotments, if my memory serves me well, were still in place. And having read the report appear to have been treated as such. \_The quality of green space scores of 8 and 6 relate to the green space surrounding Burnside Gardens and Foresterhill Hospital as a whole and therefore did not relate to the inaccessible and unmaintained bowling green and allotments. Perhaps these related to the fact that there is little in the way of accessible play areas for any children in the street or the surrounding hospital grounds, or the fact that the biodiversity and health scores were low in comparison to other wards within the city.

The biodiversity of the area will also decrease with the development of the allotments area which currently provides a small oasis for wild life to flourish in a natural habitat and I think there is evidence that a small stream still runs through at the northern edge of the allotment area. Why should the residents of Burnside Gardens bear all of the impact that the additional accommodation and traffic that this development will create when this is to supposedly to support the Hospital and Universities needs. It is possible to access the development from at least three other entrances with the access entry point on Cornhill Road being the most logical as the current infrastructure within the site from this point leads directly to the north of the proposed development site, but this is by no means the only means of access. There are a number of additional access points within the current infrastructure. Access to the Development should be from within the hospital/university infrastructure with the access from Burnside Gardens restricted to pedestrian access only.

No statistical evidence has been provided to show that there will be total uptake of these apartments by low paid key workers employed by the NHS/University staff or in fact if they the apartments are affordable. The economic situation within the city has changed significantly since the proposal was first mooted. The recent decline in oil price with thousands of oil related workers being made redundant has resulted in a flood of both rental and private properties on the market. Rents are declining and with further cutbacks proposed in public and private sectors there is every likelihood that there will be an abundance of affordable community housing available within the city and therefore there is no need to overdevelop a site with matchbox apartments for workers who would probably prefer to not live and work on the same site. In summary, I believe the site to be over developed, the requirement for low cost housing has diminished, the local area will suffer from increased air pollution and loss of green areas that are enjoyed by local residents and hospital staff. In preparation for the development, the bowling club was closed,

withdrawing a resource for exercise, fresh air and company for the city's residents.

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