

**Press release 14 May 2016**

Development proposals for derelict land at Eliza Street have been criticised by Stobswell Forum in detailed ten-point objection.

Forum vice-chair David MacDougall said,

"Stobswell Forum believe that the interests of the local community in terms of pedestrian and traffic safety and the quality of the built environment should be paramount.

Further, that any development on a key site such as this must be of a high quality, safe and, importantly, it must be "future proof". Unfortunately the proposals in their current form fail to meet these criteria, and fall far short of the minimum standards expected."

"In particular the development comprises 36 flats of which 15 are one bedroom apartments when the Local Plan Policy requires that all flats should have at least two bedrooms.

Furthermore these flats have almost 20% less floorspace than the minimum recommended by Local Plan Policy. This reduced floorspace means that these flats have a combined kitchen/dining/living room. These flats fall short of today's standards far less the standards to which future tenants and occupiers might aspire."

The four semi-detached houses introduce an alien form to this urban townscape and the whole development does not respect either the adjacent Grade A Listed Clepington School or the nearby Maryfield Conservation Area."

ends