

Archibald B (Brian)

From: Archibald B (Brian)
Sent: 17 May 2016 16:59
To: 'DDunne@aberdeencity.gov.uk'
Subject: FW: Further Information Request 11 - Issue 17 - Allocated Sites: City Centre and Urban - Site OP66 Manor Walk
Attachments: OP66.pdf

Tracking:	Recipient	Delivery
	'DDunne@aberdeencity.gov.uk'	
	[REDACTED]	
	[REDACTED]	[REDACTED]

Hello David

I acknowledge receipt of your response for FIR 11 – Issue 17

Thanks
Brian

From: David Dunne [mailto:DDunne@aberdeencity.gov.uk]
Sent: 17 May 2016 16:46
To: Archibald B (Brian)
Cc: Andrew Brownrigg; Donna Laing
Subject: Further Information Request 11 - Issue 17 - Allocated Sites: City Centre and Urban - Site OP66 Manor Walk

Hello Brian,

please find set out below our response to Further Information Request 11 - Issue 17 - Allocated Sites: City Centre and Urban - Site OP66 Manor Walk, Middlefield. I have arranged the responses underneath the individual elements of the request which are highlighted in **bold**. We have also attached a map identifying a revised boundary to OP66 should the reporter except our response.

Information requested

- 1. Is the intention that only the eastern part of site OP66, identified on the proposals map as 'residential area' and currently in use as a mobile home park and as hardstanding, be developed for social housing?**

Response

No. When the opportunity site was originally considered for development during the preparation of the 2012 Local Development Plan, it was considered that the whole site would be required for social housing, including the area covered by the Urban Green Space zoning. However, in order to meet the terms of the Urban Green Space policy, green space replacements or enhancements would be required in the locality. This position was accepted by the reporter at the time in the examination report (Issue 63 on page 310 of CD44). The site is currently identified as OP21 in the 2012 LDP.

2. Given that the mobile home park is apparently privately-owned, what is the justification for requiring it to be developed as social housing, as opposed to applying the 25% affordable housing requirement to it as per Policy H5?

Response

At the time this site was under consideration, the Council were deliberating the purchase of the privately owned section of the site to develop it for social housing. However, as the council has not proceeded with the purchase of the privately owned section of the site this situation has changed. We would now accept that it would not be reasonable to require what would effectively be a 100% affordable housing contribution from the private area of the site. We would therefore have no objection to the removal of the mobile home park from OP66. We would however wish to see the zoning remain as H1 Residential Areas as this reflects current and adjacent uses.

Regards

David

David Dunne | Senior Planner – Development Plan | Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

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OP66

-  Business & Industry
-  Green Space Network
-  Mixed Use
-  Land for Transport
-  Opportunity site
-  Residential
-  Urban Greenspace
-  Greenbelt

