

AGENDA ITEM 5

APPENDIX 3

2018/0183/MSC & 2018/0184/MSC

**COMMUNITY COUNCIL
COMMENTS**

3. There is no mention of affordable housing. We would expect with a development this size that the affordable housing would be onsite and not hived off to some other site, giving a feeling of 'them and us'.
4. The development does nothing to promote understanding and enjoyment of the special qualities of the area by the public. The development will remove a large part of an outstanding area of woodland that is enjoyed by the public and replace it with houses and roads. For the size of the development, the provision for children's play area is inadequate.
5. An economic draw for the area is the world class golf course. This will be affected by the housing. This development is next to a world class golf course which attracts many visitors and is beginning to attract serious competitions some of which will be broadcast worldwide. It has become an advert for not only Aviemore but for the Cairngorm National Park. The golf course will become increasingly important to the social and economic wellbeing of the area as more and more competitions and players come to the area.
6. The Community Council would like to comment on the traffic plan, however, we could find no traffic plan in the documents on the planning website. We feel it is important that the Community Council be able to see and comment on it.
7. There is no indication of developer contributions. A Reporters decision prior to the last one included a condition of provision of improvements to the level crossing on Dalfaber Drive due to the extra traffic the development would give. For some reason, not explained, the last Reporter did not include this. The Office of Railway Regulation clearly objected to further development taking place prior to the completion of an upgraded 'barrier type' level crossing. This must be considered as a non-negotiable. Planning authorities must consider the safety of the public as of paramount importance. There is no doubt whatsoever, as shown in previous judgements that the development will increase traffic and improvements to the level crossing is necessary.
8. Also, Aviemore Primary School and Kingussie High School are approaching their maximum capacity and a development of this size will compound the problem. Consideration should be given to the provision of significant developer contribution to ensure the safety of the crossing and to provide additional education facilities.
9. There is no information on what type of heating system will be installed. The heating system needs to be affordable and sustainable.
10. There is nothing in the proposal to show that that the development promotes the use of natural resources. This is an omission that should be rectified before any decision is made.

In conclusion, The Community Council objects to these applications. The Community Council requests that a representative be allowed to address the Planning Committee in order that the members of the CNP board may have a better understanding in terms of planning and its effect on Aviemore and its environs of this development.

Yours faithfully,



Chairman