

## Appendix 2 : Further information request and response

### Request - May 05

- 1 Access to the proposed development requires crossing the open railway level crossing. Likely to be considered premature prior to all safety concerns being met and alleviated through improvement work. Submit detailed proposals to address this issue, including details of any negotiations which have taken place to date with the Local Authority or HM Railway Inspectorate.
- 2 New housing encroaches to a significant extent on the amenity woodland. Submit an amended site layout plan to show the proposed housing largely curtailed to the lands identified for this purpose.....may necessitate a reduction in the number of units proposed or alternatively may require the introduction of a limited no. of higher density pockets of housing interspersed with lower density housing at appropriate locations.....It is considered vital to preserve and reinforce the woodland character of the area (Spey Avenue area mentioned in particular) and to achieve an overall layout sympathetic to the landscape of the Cairngorm Mountains NSA.
- 3 The layout is lacking in formal recreational space e.g. playgrounds, tennis courts, mini playing fields etc. Submit a revised site layout to incorporate facilities of this nature at appropriate and easily accessible locations.

### Action / Response from applicants / agent - May 05 and Nov. 05

Agents response - issue discussed at pre-application discussions with Highland Council and 'prematurity' was not a concern raised. Refers to the fact that a series of developments have already taken place east of the railway line in which the crossing had not been an issue.(27/5/05)

Action : further traffic survey carried out over a 9 day period to access traffic levels.

Response - "the upshot of the assessment and the census is that it would seem that the existing provision is adequate for all normal circumstances.....aware that the objectors and local politicians have been asking what happens should there be an accident and emergency vehicles still need access to the area. It is clear that alternative emergency access routes exist." (1/11/05)

Agents response - "simply is not the case" that housing plots extend beyond the land allocated in the Local Plan. "The zoning boundaries are 'diagrammatic' in nature."

Reduction in the no. of housing units proposed - rejected on the basis that the Local Plan identified the overall Dalfaber lands for 250 houses and the agent estimates that approximately 90 of those have been built and therefore no. of units proposed is under that suggested in Local Plan (27/5/05).

Action - no reduction in the no. of units proposed (ultimately increased to 104 due to subsequent minor alterations to the layout) and no alterations to position of house plots proposed outside allocated housing zones (Nov 05).

Agent response (27/5/05) - "the woodland itself provides such a high amenity resource" and "it is also questioned whether any supplementary facilities are appropriate in an area such as this, where the emphasis has deliberately been on informal woodland open space." Garden plots are large. Playing field or tennis courts would potentially entail significant additional tree-loss."

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- 4 The location of the affordable housing component is considered unacceptable due to the lack of integration with the rest of the layout and the overall design concept and is problematic in terms of the requirement to preserve and reinforce the woodland character of the area adjacent to Spey Avenue. Submit a revised site layout plan to show the affordable housing more appropriately integrated within the development.
- 5 In the open southern area of the site, the layout of house plots 60-79 is considered to be excessively suburban and fails to appropriately take account of its setting. Submit revised proposals for this area to show a less regimented layout reflecting the semi rural location.
- 6 The existing two storey dwelling in the east that is proposed for demolition displays many traditional architectural features. Consideration should be given to its refurbishment and re-use and could be used as either a single dwelling or forming the basis of a design concept for a small scale apartment complex in this area of the site. Submit a full set of detailed drawings.
- 7 The land on which the development is proposed comprises of an extensive woodland area which is an important and heavily used recreational and community resource, with a number of pathways running through it. Two paths maintained in layout and it is necessary to maintain the third footpath (leading from Dalfaber Drive towards the River Spey). Also the currently proposed layout, especially towards the eastern boundary, is inappropriate as house plots 47 - 55 extend

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Action - minor changes in southern area of the site to include a play area (Nov 05.)

Agent response (27/5/05) - "the rented housing is located in a group to ease management and procurement, but it is not, as suggested, in an isolated position.....dovetail into the earlier Dalfaber housing".

Agent response (Nov 05) - discussions undertaken with Albyn Housing Association and agreement that semi detached units would comprise an affordable housing scheme.

Action - 'affordable' component remains in originally proposed area, with an increase in the number of units from 20 - 25.

Agent response (27/5/05) - "The intention in the design guide, and in the shape and arrangement of the plots, is to achieve a non-suburban design form.....designers were quite keen to try a more novel approach to the road layout and construction....dissuaded from this by the Roads Authority."

Action - minor changes proposed in the southern area of the site(11/05)

Agent response (27/5/05) - "Given the position of the building it is felt that a replacement represents a far better housing option for a future resident.....some traditional features is not sufficient justification for retaining it."

Action - none. Proposed layout remained unaltered in this area of the site (as shown in final layout submitted Nov 05).

Agent response 27/5/05) - "Access was a key design aspect of the designed layout....the new access road layout will provide walking routes, which will be used and offer safe walking routes."

Golf course perimeter path - "such a path would cause considerable problems for the golf course.....would necessitate significant rethinking of the layout of the tees and fairways.....Decision to extend housing boundaries to the edge...was taken with the best

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to the boundary and would result in the loss of the general public's views of the River Spey and its setting. Amend layout to incorporate public path along eastern perimeter adjacent to the golf course, and also revise the layout to introduce pathways leading through the southern area of the site.

8 SNH note that the land may provide important resting sites and / or breeding sites for otters and bats. Habitat survey accompanying application does not address the issue in sufficient detail. Undertake a bat and otter survey and submit details for further assessment.

9 Having regard to the proximity of the proposed development to the River Spey and the fact that Dalfaber Farm is known to have flooded in the past it will be necessary to carry out a Flood Risk Assessment.

10 SEPA noted that the proposed connection to the public sewer may require additional works to be adopted by Scottish Water, including a new pumping station. Submit comprehensive details.

11 Submit detailed information on the nature of the disused pit in the south western area of the site, especially details of the nature of the materials which have been used.

12 Submit a comprehensive tree survey for the entire site area, accurately detailing the species, location and number of trees to be (a) retained and (b) felled.

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of design reasons." "New access road to service plots 47 - 55 will also provide a walking route.....very wide spacing of the plots here is intentional to ensure views will be maintained looking east."

Action - a further report on otters and bats was carried out by Marchfield Ecology (submitted Nov. 05).

Agent response (27/5/05) - "The local plan identifies those parts of Dalfaber Farm susceptible to flooding - all are outwith the planning application site.....it is questioned whether further flood risk assessment is required."

Agent response (27/5/05) - "Discussions with Scottish Water have taken place, and an adequate means of dealing with wastewater will be provided in line with Scottish Water's requirements. This entails provision of sewers connecting to the main sewerage system in Aviemore and the newly upgraded wastewater treatment plant at Granish."

Agent response (27/5/05) - "It is recognised that a ground condition survey of this pit will be required.....suggested that this is a matter that could be secured by a suspensive condition on the consent."

Action - 2 dwelling houses removed from pit area, and proposed as open space / play area in revised layout of Nov 05.

Agent response - suggestion that the whole site be the subject of a TPO, to guarantee a 'survey before design' process works. Trees to be retained or felled are indicated on individual plot drawings.

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- 13 Some proposals contained in the 'Landscape Planning Layout' drawing are not reflected in the formal site layout plan. Submit a detailed landscaping plan that reflects the proposals on the formal site layout plan.
- 14 It is necessary to provide details on the methods of preservation and protection of trees in the event of development proceeding on the site. Submit a comprehensive method statement, also addressing the means by which trees in individual plots are to be retained. There is concern that it would be difficult to regulate or ensure the preservation of essential tree cover where individual householders may potentially be involved in making applications on plots. A more holistic approach is required and the concept of 'houses in the woods' should be borne in mind rather than the creation of a suburban housing development.

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Action - revised Landscape Drawing submitted in Nov 05, including planting schedule.

Agent response - "It can only be surmised that the tree section of the Brochure has been misunderstood....The use of the TPO....would seem to us to cover the points raised perfectly adequately. The concept of houses in the woods is absolutely at the heart of the design approach."