

AGENDA ITEM 6

APPENDIX 2

2018/0221/DET

OBJECTIONS

[REDACTED]

From: [REDACTED]
Sent: 25 Jul 2018 23:51:10 +0100
To: Planning; Emma Wilson
Subject: 2018/0221/DET comment

Badenoch & Strathspey Conservation Group
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25 July 2018

Dear Emma Wilson

2018/0221/DET Erection of 18 houses, upgrade of access, at Land 40M NE of Rose Cottage, Dulnain Bridge

BSCG does not necessarily object to the principal of development at this site. However we do object to this application and request the opportunity to address the planning committee when the application is determined.

We are concerned that the native trees on the site (common alder, birch and willow) should be retained. They provide valuable habitat, enhance habitat continuity and contribute positively to the landscape.

We are also concerned at the inadequate quality of information provided in the tree schedule and tree quality assessment, and at the absence of a tree protection plan.

The proposed planting is insufficient to provide the level of habitat provision, habitat continuity and landscape enhancement that is appropriate at this gateway location close to the River Dulnain. In addition, insufficient detail is provided and it is not clear whether the planting proposed adjacent to the public road is realistic in terms of required visibility splays.

Built development within the site should be set back from the water course that runs through the site so that there is sufficient width to enhance the current wetland habitat.

The provision of routes for walking, cycling etc is inadequate and inappropriately located beside the main road. Attention needs to be given to how routes associated with this site link into a wider network of local routes.

Development at this site needs to be of an appropriate standard for this prominent, gateway site.

Yours sincerely

Gus Jones

Convener.