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From: Roger Tozer

Sent: Tue, 11 Sep 2018 09:06:16 +0100X

To: Planning

Subject: Post Main Issues Report - New Sites Consultation

Sensitivity: Normal

FAO Planning Department

Dear Sir,

The following are the comments I wish to make on the Post Main Issues - New Sites Consultation.

ADDITION TO ED1

The first point to note regarding the possibility of adding to the area of ED1 is that the triangle of land proposed is already being used as industrial land and has been for many months. So the area is effectively part of ED1 by use. It adjoins and is now part of the area of land immediately north of the Industrial Estate that was partially lowered and then surfaced with gravel. This was then used, I understand without planning permission, as a depot for the firm that carried out geotechnical surveys earlier this year, along the route of the new A9.

Since the geotechnical firm left, the land is being used as a depot and repair yard for machinery and lorries. Again I believe this is without planning permission. As a near neighbour, I and others have been subjected to noisy operations, well outside normal working hours. Bearing in mind two residential estates lie nearby, on the west side of the mainline railway, this is totally unacceptable.

If this land is to be formerly added to ED1, then it is imperative that subsequent planning permission for any building and operations requires

1. The level of the land to be further lowered, so that it matches that at the coach park on the opposite side of the entrance road. Building on the present level would intrude into the landscape to an unacceptable degree and would be out of keeping with the landscape of a national park.
2. No operating outside normal hours.
3. The whole area of the northern extension of ED1 should be screened along its western edge, with an embankment, as at the Go-Kart track, to contain noise.

Conclusion

As the land can never be returned to its original state and the adjacent area is in ED1, I believe the area should be added, with the proviso that any development is subject to the conditions detailed above.

PROPOSED COMMUNITY USE ALLOCATION – SPAVEN DRIVE

1. At present this protected open space is used for informal recreation and ball games and as a dog exercise area. Crowd funding has provided a set of goal posts.
2. As far as I am aware, it is the only space available at no cost in Aviemore for informal outdoor recreation. It is valued by the residents of the Lochan Mor Estate, who effectively funded its purchase by the Highland Council. It is also used by those from neighbouring and other areas.
3. The suggestion for rezoning the land, specifically for a new community hall, ignores the fact that Aviemore already has the new primary school, with its adjacent meeting rooms and other facilities. In addition, the British Legion Hall is available for hire and there are facilities of various sizes for hire in the Macdonald Centre. In this situation I can see no justification for the area to be rezoned for community use, when it is already a much used and much appreciated community facility.
4. If a new community hall is needed and I do not believe this is the case, then it would be better situated nearer to the centre of Aviemore. Indeed, there is ample vacant space in the Macdonald Centre.
5. Finally I believe the road name is Frank Spaven Drive, not Spaven Drive.

Conclusion.

I submit there is no justification for rezoning this land. It is already in community use and should remain as protected open space.

Yours faithfully,

Roger Tozer

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