

YOUR REF:  
OUR REF: 180911 GB LI 0438 CNPA  
DATE: 11<sup>th</sup> September 2018

The property people

ROSS &  
LIDDELL

Cairngorms National Park Authority

sent by email to: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)

Dear Sirs

## **AVIEMORE: EDI EXTENSION & NEW COMMUNITY SITE 2. PROPOSED COMMUNITY USE ALLOCATION: SPAVEN DRIVE**

We are writing in our capacity as the appointed Property Manager for the Lochan Mor development, which consists of 208 flats and houses and shares its boundary with the open space at Spaven Drive.

We can advise that a Meeting of Owners for the Lochan Mor development was held on Wednesday 5<sup>th</sup> September 2018 and the current proposal from CPNA to re-zone this land was discussed with great interest. The meeting was well attended compared with previous meetings and we believe this to be partly due to your current 'New Sites Consultation', which is particularly relevant for the Owners at Lochan Mor.

In particular, it is noted from 'Local Development Plan 2020' that "an additional new community use allocation is therefore required" as Aviemore Community Enterprise Company has identified development potential at this open space.

From our own consultation with the Owners and residents at the Lochan Mor development, it should be noted that there is clear agreement to actively fight any proposal to change this open space for the following reasons.

1. The open space is invaluable for the local community to use as an informal sports pitch in its current form – for the wellbeing of the community and to preserve the general amenity of the area.
2. It is understood that there is already very limited open space like this for the Aviemore residents.
3. This will be lost if part or all of this open space is developed.

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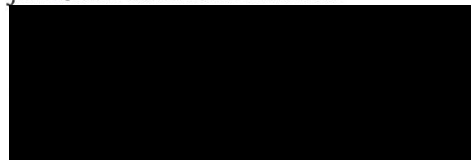
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4. The residents at Lochan Mor feel that they already have access to an excellent new community centre facility and to other halls and meeting spaces only a short walk away.
5. There is no desire for an additional community hall or such-like.
6. Each Owner at the Lochan Mor development helped to pay for this open space (£500 per property) and they do not want the use of this land changed.
7. Any efforts to change the classification of this open space is believed to provide the option of future development, which is not supported by the residents at the Lochan Mor development.
8. This land was previously in very poor condition but is now greatly improved and regularly used by the local community. Children are regularly making use of the open space with very few sensible alternatives provided. It is noted that these children were previously playing in the streets and generally causing a nuisance to others in the community. Community funding recently successfully provided goal posts for the enjoyment of the children in the wider community.

To conclude, we would be grateful for you noting the overwhelming support from the residents at the Lochan Mor development **not** to make any changes to this open space or the classification of the same.

Yours faithfully

for ROSS & LIDDELL LTD



Gavin Baird  
Associate Director



cc. Mr Steve Barron, Chief Executive  
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