

Dear Mrs Rowan, please will you accept this email as notification of my continued objection to this planning application. I have read the applicants review statement and do not believe that the case being made (regarding a group of 4 or 5 homes being acceptable to Moray Planning policy) bears any relevance to the situation here, where there is substantially more development. Whilst I fully appreciate that the policies, by which the planning officers are bound, relate to the merits of each application as individual homes I sincerely hope that the Local Review Body will be able to consider the wider picture of the whole development at Clachbrake Farm.

Whilst the planning office must abide by their regulations to not regard issues such as;

- precedence for further development
- road access issues
- refuse storage outside the building plot
- infrastructure facilities such as broadband

all of these issues are fundamental to other home owners who live here and will be of important concern to anyone wishing to purchase any one of the five building plots already available for sale here.

The Rabbit Rock plot is only one small section of a nine acre field. I understand that the applicant/owner does not wish to be left with parcels of land to maintain between building plots which leads me to believe there could be further applications made after this one. The belief by the applicant that development can continue here is clear when the water supply to this new plot was installed prior to the planning application being determined.

The access track is very poor and when it becomes the main access for vehicles for 12 or 13 homes it will prove problematic for all householders. Having been assured by the applicant when purchasing our plot that part of the money would be used to renew the farm track, instead a succession of minor repairs which last no longer than a month have taken place. The track is in need of complete renewal (especially between Alderwood and the pond) not repair, in order to facilitate the access for emergency services, future construction traffic and private vehicles. It would not be proper or fair for the existing residents to incur the costs for this when the applicant has gained financially from the sale of all of the properties thus far and will continue to do so from all future plots that sell.

Whilst provision for refuse storage within the boundaries of each plot is accepted the infrastructure here means that all household refuse is collected from the main lane. There is not sufficient space on the lane at the junction of the farm track for two bins per household to be safely kept for collection day. Bearing in mind that there is the potential for 26 bins to be out, when general refuse and recycling is collected on the same day, this seems to be an issue that neither the environmental health department nor planning are prepared to address.

Whilst the Scottish Government are preparing to spend millions in upgrading broadband for rural communities the day to day reality is that the more houses that connect to the one line available here the slower the broadband service is, making working from home and day to day communications increasingly difficult.

Please will you pass my observations on to the review body as I believe that the planning case officer made absolutely the correct decision when he spoke of the accumulative build up of residential development being unacceptable and detracting from the rural character and appearance of the surrounding countryside.

Yours faithfully

Shane Daly

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