

## Hunter Global Leadership Centre, Ross Priory

### Observations from Community Council site Visit

- Development Plan – the project is out-with the Development Plan, however a unique project of this kind could not reasonably have been specifically considered in the plan development. The Plan and numerous Policies are in place to protect from development that will most probably impact the natural environment in a National Park - the proposal challenges these Policies.
- The site is adjacent to SSIs, Nature Reserve and sensitive loch side waters. Whilst it is not on a protected site we know that wildlife do not see boundaries on maps.
- The proposed “built” area is understated by the applicant and is proposed to be 2,017 square metres, it will be more when out-buildings, roads, car parks and service facilities are provided for. The existing Ross Priory building is about 750 square metres so will be dwarfed by the new structure. The project is big!
- We are concerned over the sustainability of Ross Priory. The existing iconic Ross Priory building is in need of deep maintenance which is costly for a Grade A structure, it is not clear how this will be achieved by this project which gives the question of priority. The new Building would appear to draw footfall and revenue potential away from the Grade A Ross Priory Building, one of our local treasures.
- A new Loch side structure that is not in-keeping with local architecture. The new building project includes four substantial individual Residential Apartment structures (Pods) as well as the main training centre (HGLC) and involves complete landscaping of an area of 12,251 square metres and over 150 metres of shore line. This will collectively be one of the largest highly visible structures on the loch side and certainly the largest north of Cameron House.
- We have asked for the CO<sub>2</sub> cost of the project and await data. The CO<sub>2</sub> implications are significant due to imported construction materials, concrete, transport for people and services.