

EIR 2020/004 Email correspondence

1.From: Caroline Strugnell
Sent: 02 March 2020 11:54
To: 'Khairul Khalifah' <k.khalifah@kettle.co>
Subject: RE: Hunter Global Leadership Centre Application

Hi

Yes the proposal would come under the 'local development' category as it does not meet the size or floor area requirements to be considered 'major' development. More information (and for future reference see : <https://www.gov.scot/publications/scottish-planning-series-circular-5-2009-hierarchy-developments/>)

Scottish Planning Series Circular 5 2009: Hierarchy of Developments - gov.scot

www.gov.scot

[Scottish Planning Series Circular 5 2009: Hierarchy of Developments](https://www.gov.scot/publications/scottish-planning-series-circular-5-2009-hierarchy-developments/)

I do not consider that the proposal represents SCHEDULE 3 development under the terms of the Classes of development - regulations 20(2)(c) and 41(1)(b).

Regards
Caroline

Caroline Strugnell MRTPI
Development Management Planner

Loch Lomond & The Trossachs National Park
Direct: 01389 722148
www.lochlomond-trossachs.org

2.From: Khairul Khalifah [mailto:k.khalifah@kettle.co]
Sent: 02 March 2020 11:30
To: Caroline Strugnell
Subject: Re: Hunter Global Leadership Centre Application

Hi Caroline,

Sorry to bombard you with queries - would this development be considered to be a local development under regulation 13 as queried in the application checklist?

Regards,

Khairul Khalifah
ASSOCIATE

mail@kettle.co | www.kettle.co | +44 131
225 6269

3. On 2 Mar 2020, at 10:12, Caroline Strugnell <Caroline.Strugnell@lochlomond-trossachs.org> wrote:

Hi Khairul

[REDACTED]

I think Class 8 is the best fit for the proposed development as you've suggested. I don't think any other classes are relevant.

Regards
Caroline

Caroline Strugnell MRTPI
Development Management Planner

Loch Lomond & The Trossachs National Park

Direct: 01389 722148

www.lochlomond-trossachs.org

4. From: Khairul Khalifah [<mailto:k.khalifah@kettle.co>]

Sent: 02 March 2020 09:52

To: Caroline Strugnell <Caroline.Strugnell@lochlomond-trossachs.org>

Subject: Hunter Global Leadership Centre Application

Hi Caroline,

[REDACTED]

As you know we're lodging the application for the HGLC today, and I need confirmation of use class I should put in for the HGLC? I'm assuming Class 8 as it's a training centre with residential accommodation - can you confirm, and also confirm if there's any other classes I should include?

Regards,

Khairul Khalifah
ASSOCIATE

5. From: [REDACTED] [[mailto:\[REDACTED\]@westcoastcapital.co.uk](mailto:[REDACTED]@westcoastcapital.co.uk)]

Sent: 25 February 2020 16:41

To: Caroline Strugnell <Caroline.Strugnell@lochlomond-trossachs.org>

Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; Bob Cook <bob.cook@lochlomond-trossachs.org>; [REDACTED] PA to director of Planning <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED]

<[\[REDACTED\]@westcoastcapital.co.uk](mailto:[REDACTED]@westcoastcapital.co.uk)>; [REDACTED] <[\[REDACTED\]@kettle.co](mailto:[REDACTED]@kettle.co)>

Subject: Confidential

Dear Caroline

My apologies for the delay in responding. The Business Case has been amended and I believe addresses your key points but for ease in CAPS and BOLD I've annotated answers below...We hope to submit the planning application next week.

[REDACTED]

6.From: Caroline Strugnell
Sent: 21 February 2020 16:22
To: 'Khairul Khalifah' <k.khalifah@kettle.co>
Cc: Bob Cook <bob.cook@lochlomond-trossachs.org>; Catherine Stewart <catherine.stewart@lochlomond-trossachs.org>
Subject: RE: Ross Priory HGLC

Hi Khairul

As promised I can confirm that the planning application fee for the forthcoming application will be **£10,827.00**

This is based on at total floor area of 2017.6 sqm @ £401 per 75sqm (or part thereof). (2017.6/75 = 26.9) (27*401= £10,827). I have checked this with our planning support team who have confirmed it is correct based on the uses proposed.

Regards
Caroline

Caroline Strugnell MRTPI
Development Management Planner

Loch Lomond & The Trossachs National Park
Direct: 01389 722148
www.lochlomond-trossachs.org

7.From: Caroline Strugnell
Date: Friday, 14 February 2020 15:15
To: [REDACTED]
Cc: Stuart Mearns , Bob Cook , [REDACTED]
Subject: [REDACTED]

Dear [REDACTED]

Thank you for providing a draft of the Business Case and accompanying financial information. [REDACTED]

- [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I trust the above is helpful and we look forward to hearing about the community feedback following your recent public event. [REDACTED]

Regards
Caroline

Caroline Strugnell MRTPI
Development Management Planner

8.From: Caroline Strugnell
Sent: 03 December 2019 10:37
To: 'Khairul Khalifah'
Subject: RE: Ross Priory HGLC

Hi Khairul

Received thank you. Please could you send me a version of the Site Plan A-PP-10-11 that is 20mb or less? Our systems are not able to handle file sizes greater than this. You can send it as an image or other file type if that helps.

Thanks
Caroline

9.From: Khairul Khalifah [<mailto:k.khalifah@kettle.co>]
Sent: 02 December 2019 18:20
To: Caroline Strugnell
Subject: Ross Priory HGLC

Hi Caroline,

Following our meeting in November re: proposals for the leadership centre at Ross Priory, please see drawings package and images for download via the link below for discussion:

<https://we.tl/t-3ywFK4iEqY>

Also attached to the download link is the revised habitat survey to include treetop bat roost survey. I would appreciate any feedback that you may have on this prior to our application submission in January.

Regards,

Khairul Khalifah
ASSOCIATE

Caroline Strugnell MRTPI
Development Management Planner

Loch Lomond & The Trossachs National Park

Direct: 01389 722148

www.lochlomond-trossachs.org

11.From: [REDACTED]@kettle.co]

Sent: 14 February 2020 14:55

To: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; Bob Cook <bob.cook@lochlomond-trossachs.org>; Caroline Strugnell <Caroline.Strugnell@lochlomond-trossachs.org>

Subject: Hunter Global Leadership Centre - Press release

Dear Stuart/Bob/Caroline

Just a note to say that we have undertaken informal consultations with the Community Council and Friends of Loch Lomond, which seemed to receive a positive reaction. Obviously we will need to see how they react to the final submitted proposal.

Since it is now in the public realm, The Hunter Foundation / Strathclyde University will issue a joint press release this weekend to explain the vision.

There has been some inaccurate reporting in the local press which will hopefully be corrected once the statement is released.

Also I attach below a short video of the scheme which shows the latest images for your information.

If you have any queries please give me a call on [REDACTED]

best regards

[REDACTED]

LINK:<https://we.tl/t-aHVrzJcHal>

[REDACTED]

DESIGN PRINCIPAL

12.-----Original Message-----

From: Caroline Strugnell

Sent: **18 December 2019 17:24**

To: [REDACTED]@westcoastcapital.co.uk' [REDACTED]@westcoastcapital.co.uk>

Cc: Bob Cook <bob.cook@lochlomond-trossachs.org>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]@lochlomond-trossachs.org>

Subject: FW: Private & Confidential

Dear [REDACTED]

I write to let you know that I have read the attached and shared my initial thoughts with Bob and Stuart. [REDACTED] I will endeavour to provide feedback in the New Year as soon as possible [REDACTED] The response will include any additional input from Bob and Stuart and other colleagues as appropriate.

[REDACTED]

Regards
Caroline

Caroline Strugnell MRTPI
Development Management Planner

Loch Lomond & The Trossachs National Park
Direct: 01389 722148
www.lochlomond-trossachs.org

2 attachments – withheld, financial information

13.-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@westcoastcapital.co.uk]

Sent: **21 November 2019 12:33**

To: [REDACTED]@lochlomond-trossachs.org>

Subject: Private & Confidential

Dear [REDACTED] Stuart

Please find enclosed a draft business plan and also the most recent set of accounts from Ross Priory.

[REDACTED]

This is in draft for the moment and still being worked on: Community Benefits will be determined after we meet the Community Council shortly.

[REDACTED]

Please let us have any feedback on the draft if possible? Happy to meet you or have a call on this. Thanks in advance [REDACTED]

14.-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]]

Sent: **18 December 2019 17:27**

To: Caroline Strugnell <Caroline.Strugnell@lochlomond-trossachs.org>

Cc: Bob Cook <bob.cook@lochlomond-trossachs.org>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]@lochlomond-trossachs.org>
Subject: Re: Private & Confidential

Many thanks Caroline. [REDACTED]
[REDACTED]

From: Khairul Khalifah [mailto:k.khalifah@kettle.co]
Sent: 02 December 2019 18:20
To: Caroline Strugnell <Caroline.Strugnell@lochlomond-trossachs.org>
Subject: Ross Priory HGLC

Hi Caroline,

Following our meeting in November re: proposals for the leadership centre at Ross Priory, please see drawings package and images for download via the link below for discussion:

<https://we.tl/t-3ywFK4iEgY>

Also attached to the download link is the revised habitat survey to include treetop bat roost survey. I would appreciate any feedback that you may have on this prior to our application submission in January.

Regards,

Khairul Khalifah
ASSOCIATE

PACKAGE OF IMAGES SHARED VIA DOWNLOAD LINK

15.From: [REDACTED]
Sent: 02 December 2019 14:18
To: [REDACTED]@stephenson-halliday.com>
Cc: Khairul Khalifah (k.khalifah@kettle.co) <k.khalifah@kettle.co>; Caroline Strugnell <Caroline.Strugnell@lochlomond-trossachs.org>
Subject: RE: Ross Priory (PRE/2019/0134)

Hi [REDACTED]

Please find attached the latest Draft Guidance (November 2018) and a template.

We worked on this with Nature Scotland and Cairngorms National Park Landscape Advisers. The template and guidance have been tested using different cases as examples and we have used it for several developments and projects. It is not available online yet.

I consider the most relevant special landscape qualities to be assessed as per; <https://www.nature.scot/snh-commissioned-report-376-special-landscape-qualities-lochlomond-and-trossachs-national-park> to be;

General:

A world renowned landscape famed for its rural beauty.

Water in its many forms

The rich variety of woodlands

Tranquility

Loch Lomond:

Immensity of loch and landscape

Two lochs in one – the lowland lake

Banks of broadleaved woodland

Please do get in touch with any queries you may have.

Kind regards,

[Redacted]

[Redacted]

Landscape Adviser MPhil LD CMLI

ConservationTeam

Part – time Monday – Thursday

Loch Lomond & The Trossachs National Park

Direct: 01389 722625

www.lochlomond-trossachs.org

www.twitter.com/lomondtrossachs

www.facebook.com/lomondtrossachs

16.From: [Redacted] [mailto:[Redacted]@stephenson-halliday.com]

Sent: 27 November 2019 11:22

To: [Redacted]

Cc: Khairul Khalifah (k.khalifah@kettle.co); Caroline Strugnell

Subject: RE: Ross Priory (PRE/2019/0134)

Hi [Redacted]

One of the documents referred to in the pre-app to be referred to in the landscape appraisal is "*Draft guidance on the Assessment of Special Landscape Qualities including template – to be included in Landscape Appraisal report*". Would you be able to point me in the direction of this as I'm unable to find it on the Park Authority website.

Many thanks

[Redacted]

Principal Landscape

Architect

Tel: [Redacted]

Mob: [Redacted]

Stephenson Halliday

7th Floor

Atlantic House

45 Hope Street

Glasgow G2 6AE

www.stephenson-halliday.com

17.From: [REDACTED]
Sent: 21 November 2019 11:07
To: [REDACTED]
Cc: Khairul Khalifah (k.khalifah@kettle.co); Caroline Strugnell
Subject: RE: Ross Priory (PRE/2019/0134) [Filed 21 Nov 2019 11:19]

Hi [REDACTED]

Many thanks for coming back to me and confirming the viewpoints and use of annotated photos. Regarding the additional viewpoints requested I'm more than happy to include one from the Priory and shall make every effort to find a suitable loch level viewpoint to represent views of users on Loch Lomond. Given that we're very much in the off season at the moment it may not be possible to get over to Inchcailloch or out on the water at short notice however if this is the case I'll seek an alternative along the shore to the south of Balmaha which I trust will be acceptable.

Kind regards

[REDACTED]
Principal Landscape
Architect
Tel: [REDACTED]
Mob: [REDACTED]

Stephenson Halliday
7th Floor
Atlantic House
45 Hope Street
Glasgow G2 6AE
www.stephenson-halliday.com

18.From: [REDACTED] [[mailto:\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)]
Sent: 21 November 2019 09:54
To: [REDACTED]
Cc: Khairul Khalifah (k.khalifah@kettle.co); Caroline Strugnell
Subject: RE: Ross Priory (PRE/2019/0134)

Hi Mark,

As Landscape Adviser I will be liaising closely with the case officer.

I refer to your email below regarding the proposed representative viewpoints to be used to support the landscape appraisal for the proposed leadership centre at Ross Priory.

Whilst we understand the proposals are for a limited height of buildings and to use the existing backdrop of vegetation we request the following additional viewpoints be considered and checked in the field ;

- a viewpoint more representative of the users on Loch Lomond – ie at loch level from the southern end of Inchcailloch or the Loch itself.
- the addition of a viewpoint within the Ross Priory site from the Priory building and its' prospect towards the Loch.

We are happy with the use of annotated photographs and are also aware the design may change so this should be taken account of.

We recommend that these photographs are produced in accordance with recent visualisation guidance from the LI technical committee September 2019.

https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf

I trust this helps you progress your site work.

Kind regards,



Landscape Adviser MPhil LD CMLI
ConservationTeam
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www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs

2 attachments – template documents

19.From: [redacted] [[mailto:\[redacted\]@stephenson-halliday.com](mailto:[redacted]@stephenson-halliday.com)]
Sent: 20 November 2019 16:47
To: [redacted]
Cc: Khairul Khalifah (k.khalifah@kettle.co)
Subject: RE: Ross Priory (PRE/2019/0134)

Hi [redacted]

I was wondering if you'd had a chance to look at my earlier email yet? I'm hoping to get to site at the end of the week to undertake some photography while we still have good weather.

Kind regards

[redacted]
Principal Landscape
Architect
Tel: [redacted]
Mob: [redacted]

Stephenson Halliday
7th Floor
Atlantic House
45 Hope Street
Glasgow G2 6AE
www.stephenson-halliday.com

20.From: Caroline Strugnell
Sent: 14 November 2019 14:46
To: [REDACTED]@kettle.co' [REDACTED]@kettle.co>; 'k.khalifah@kettle.co' <k.khalifah@kettle.co>
Cc: Bob Cook <bob.cook@lochlomond-trossachs.org>
Subject: PRE/2019/0134 - Ross Priory Leadership Centre

Dear [REDACTED] and Khairul

It was a pleasure to meet you both today and to learn how the proposals for the Leadership Centre Project are progressing. As promised please find below the contact details for Kilmarnock Community Council.

We understand that SEPA's general approach is to resist proposals that would increase flood vulnerability compared to the existing use. Please see link to their [guidance](#) on relative vulnerability to inform the potential scope for uses/reuse of the stable building. We are hopeful that a suitable re-use can be found that would secure the future of these listed buildings as part of the project.

I look forward to receiving a copy of the draft proposals we discussed today in due course.

Regards
Caroline

Caroline Strugnell MRTPI
Development Management Planner

Loch Lomond & The Trossachs National Park
Direct: 01389 722148
www.lochlomond-trossachs.org

21.From: Fiona Stewart [<mailto:Fiona.Stewart@lochlomond-trossachs.org>]
Sent: 13 November 2019 16:23
To: [REDACTED]; [REDACTED] Caroline Strugnell
Cc: Khairul Khalifah (k.khalifah@kettle.co)
Subject: RE: Ross Priory (PRE/2019/0134) [Filed 20 Nov 2019 16:42]

Mark,

Thank you for forwarding this to us. [REDACTED] will be the landscape advisor dealing with this and she probably liaise with Caroline Strugnell the planning officer on this.

Kind regards

Fiona

22.From: [REDACTED] [[mailto:\[REDACTED\]@stephenson-halliday.com](mailto:[REDACTED]@stephenson-halliday.com)]
Sent: 12 November 2019 15:55
To: [REDACTED] Fiona Stewart
Cc: Khairul Khalifah (k.khalifah@kettle.co)
Subject: Ross Priory (PRE/2019/0134)

Dear [REDACTED] and Fiona

Reference: **PRE/2019/0134**

Stephenson Halliday have been appointed to undertake a landscape and visual appraisal of the proposed development of a leadership centre at Ross Priory. In line with your pre-application enquiry response I would like to agree representative viewpoints to be used to support the appraisal.

The attached zone of theoretical visibility (ZTV) study has been used to aid identification of the following proposed representative viewpoints:

VP	Location	X	Y
1	Ross Priory, Main Entrance	242195	687050
2	Duncryne Hill	243565	685938
3	Craigie Fort Viewpoint, Balmaha	241598	690874
4	West Highland Way (B837)	243340	690576
5	Conic Hill	243269	692396

These locations are also illustrated on the ZTV and fall within a proposed 5km study area for the appraisal. I would note that although the ZTV indicates visibility from elevated locations beyond this distance the limited height of the proposed buildings and the backdrop of vegetation mean that the proposals are unlikely to be a particularly notable feature in the view at greater distances. The appraisal would be supported by annotated photographs from the above publicly accessible locations and reference would also be made to architectural visualisations and further illustrative photography from within the Ross Priory GDL.

I trust that the above gives you sufficient information but if you have any queries then please do not hesitate to get in touch using the details below. I look forward to receiving your response.

Kind regards

[REDACTED]
Principal Landscape
Architect
Tel: [REDACTED]
Mob: [REDACTED]

Stephenson Halliday
7th Floor
Atlantic House
45 Hope Street
Glasgow G2 6AE
www.stephenson-halliday.com

1 attachment - map

23. -----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@westcoastcapital.co.uk]

Sent: **21 November 2019 12:33**

To: PA to Director of Planning [REDACTED] [REDACTED]@lochlomond-trossachs.org

Subject: Private & Confidential

Dear [REDACTED] and Stuart

Please find enclosed a draft business plan and also the most recent set of accounts from Ross Priory.

[REDACTED]

This is in draft for the moment and still being worked on: Community Benefits will be determined after we meet the Community Council shortly.

[REDACTED]

Please let us have any feedback on the draft if possible? Happy to meet you or have a call on this. Thanks in advance [REDACTED]

24.From: Bob Cook
Sent: 13 November 2019 14:01
To: [REDACTED]@kettle.co>
Cc: Craig Jardine <craig.jardine@lochlomond-trossachs.org>; Caroline Strugnell <Caroline.Strugnell@lochlomond-trossachs.org>
Subject: RE: Loch Lomond Golf Course

That's great [REDACTED] I will see if Caroline Strugnell can join Craig and I for the update on the Priory

See you tomorrow

Bob

Bob Cook
Planning Manager
Development Management
Loch Lomond & The Trossachs National Park
Direct: 01389 722631
www.lochlomond-trossachs.org

25.From: [REDACTED] [REDACTED]@kettle.co]
Sent: 13 November 2019 13:57
To: Bob Cook
Subject: Re: Loch Lomond Golf Course

Hi Bob

Just a note to say I'd like to bring Khairul to update you on the Ross priory thinking too if that's ok, just a few minutes to show you the update?

best regards

26. On 4 Nov 2019, at 13:30, Bob Cook <bob.cook@lochlomond-trossachs.org> wrote:

Thanks [REDACTED] – I will get it in the diary

Bob

27. From: [REDACTED] [[mailto:\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)]

Sent: 04 November 2019 11:33

To: infomailbox

Cc: [REDACTED]

Subject: Planning: Drainage Assessment Guidance

Hi,

Please can you provide any specific guidance on the preparation of Drainage Assessments and Flood Risk Assessments for proposed developments within your area particularly on any rates of attenuation etc. We are about to prepare a Drainage Assessment for a development at Ross Priory for the University of Strathclyde.

Who is the best contact for any pre- consultation queries?

Kind Regards

[REDACTED]
Senior Engineer | Building Structures
MEng, CEng, MICE

Arup

Scotstoun House South Queensferry EH30 9SE United Kingdom

d: [REDACTED]

www.arup.com

28. From: Julie Gray

Sent: 22 August 2019 10:02

To: [REDACTED]@kettle.co' [REDACTED]@kettle.co>

Cc: Bob Cook <bob.cook@lochlomond-trossachs.org>

Subject: PRE/2019/0134 - Land adjacent to Ross Priory

Dear [REDACTED]

Please find attached pre-application enquiry response for the proposal at Ross Priory. I have also attached the draft template and guidance referred to within the Landscape and Visual Amenity section of the response.

Kind regards,

Julie

Julie Gray MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park
Direct: 01389 727753

3 attachments to above email

29.From: [REDACTED] [mailto:[REDACTED]@kettle.co]
Sent: 01 August 2019 17:54
To: Stuart Mearns; Bob Cook
Subject: HGLC Location

Dear Stuart /Bob

Many thanks for the meeting on site, apologies for not coming back to you sooner, but we had a lot to consider.

We have now had a meeting with SEPA and although they saw the benefits of the scheme, they indicated that they would be forced to object because of the flood zone.

We have now reconsidered the position of the building taking this into account plus all the comments received from everyone on the Planning site visit. I attach a quick sketch of what we are thinking now, which I believe is very much in line with your main suggestions:

1. Buildings are completely outwith the Flood Zone
2. The buildings are no longer on the Loch Edge
3. The buildings are set into the existing forest which is strengthened with new planting

To make this work we need to eat into the golf course a little but with no major impact. We also need to remove a few trees, one of which is marked A class, but we would replant many more in return.

Note we will be further from the stables, but the uses will still be complementary.

To achieve the client's brief In this new location we would look to create a reflection pond immediately in front of the building with an infinity edge to the Loch so the water is linked when viewed from the amphitheatre. Also we discovered the Loch edge changed line in 1966 so we may look to introduce more water on the site to link with that part of history of the site.

Please let me know if this approach is something you can support in general and this will allow us to test it in more detail?

with best regards

[REDACTED]

30.From: [REDACTED] [mailto:[REDACTED]@kettle.co]
Sent: 17 May 2019 12:14
To: Stuart Mearns

Cc: Bob Cook; Khairul Khalifah; [REDACTED]
Subject: Re: Vision Statement: Ross Priory Leadership Centre

Hi Stuart,

That's great, look forward to talking when Bob is back.

The key thing that is concerning the client is how to agree with SEPA a strategy to protect the residential in the existing Stables and get the new accommodation as close to the water as possible to fulfil the vision.

Would Tuesday or Wednesday be possible for a call or even a meeting, as I'm away Thursday/Friday, let me know?

best regards

[REDACTED]

31. On **15 May 2019, at 13:22**, Stuart Mearns <stuart.mearns@lochlomond-trossachs.org> wrote:

[REDACTED]

Thanks for the update and the Vision Statement.

[REDACTED] We'll aim to get back in contact later next week, or early the following week.

Regards

Stuart

32. **From:** [REDACTED] [[mailto:\[REDACTED\]@kettle.co](mailto:[REDACTED]@kettle.co)]
Sent: 10 May 2019 12:24
To: Stuart Mearns; Bob Cook
Cc: Khairul Khalifah
Subject: Re: Vision Statement: Ross Priory Leadership Centre

Dear Stuart / Bob

Many thanks for taking the time to meet with us on what is now to be called the 'Hunter Global Leadership Centre' or (HGLC) at Ross Priory.

We really appreciate your thoughts and advice and look forward to working together with you again.

At the meeting you requested information on the brief for the project and we have sent a link to a Vision Statement from the Hunter Foundation which sets out their aspirations for the Centre together with our preliminary site analysis of the 3 sites identified.

It has been a few weeks since our meeting and the reason for this is that the Foundation wanted to carefully consider what their needs were and how closely to integrate the new facility with the existing building and setting. What has come out of this is that [REDACTED] definitely sees the waterside site as the most favourable in achieving the sense of place he

aspires for the centre. The open outlook to a pure Scottish Landscape is seen as the most valuable resource with immediate and direct access to the water a necessity.

Once you have had time to digest the material it would be great to have a call or another meeting so we can discuss the issues this raises, particularly the SEPA flood issue which caused such problems on Ripple Retreat.

best regards

