

## Highland wide Local Development Plan - Main Issues Report Consultation Summary and Actions Sheet

Reference Number:	<b>HWLDP-MIR-84</b>
Organisation/Individual:	Alastair Owens

### Action:

Immediate Response Required	
Meeting required with Respondent	
Issue for Area Local Development Plan	
Further Information Required	
Other (Please Specify)	

*If no box ticked - issues raised will be dealt with in preparation of the Proposed Plan.*

### Issues Raised in Response:

Purpose of Main Issues Report	
NPF2 for Scotland	
Vision for the Highlands	
Inverness and A96	x
The A96 Corridor	
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tornagrain	x
Smaller Settlements in A96	
Caithness and North Sutherland	
Easter Ross and Nigg	
Development of Local Centres	
Wider Countryside and Fragile Areas	
Population and Housing	
Housing in the Countryside	
Affordable Housing	
Planning for an Ageing Population	
Gypsies/Travellers	
Retailing	
Developer Contributions	
Natural, Built and Cultural Heritage	

Previously used Land	
Wild Land	
Water Environment	
Renewable Energy	
Flooding	
Waste Management	
Air Quality	
Sustainable Design	
Business and Industrial Land	
Accessibility and Transport	x
Agricultural Land	
Subdivision of Existing Crofts	
Allocation of Inbye Land	
New Crofting Township	
Small Scale New Crofts	
Coastal Development	
Forestry and Woodland	
Minerals	
Open Space and Physical Activity	
Access to the Outdoors	
Comments on Consultation Process (+ve)	
Comments on Consultation Process (-ve)	

### Key:

<b>Background</b>	<b>Spatial Strategy</b>	<b>Policy Options</b>	<b>Consultation</b>
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### Notes:

<p>Objects to new town at Tornagrain and comments on Inverness Trunk Link Road (suggests possible line for road) South-west side of Inverness would be a more suitable development area</p>
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Action Sheet Completed by:	GW
Date:	8/12/09



30 Broom Drive  
 INVERNESS  
 IV2 4EG

H.C. PLANNING DEVELOPMENT	28 <sup>th</sup> October 2009
04 NOV 2009	
RH	

Director of Planning and Development  
 The Highland Council  
 Freepost SC05568  
 INVERNESS  
 IV3 5BR

Dear Sir

**HIGHLAND WIDE LOCAL DEVELOPMENT PLAN  
 TORNAGRAIN AND THE INVERNESS TRUNK LINK ROAD**

I have already submitted an objection to the planning application for the proposed new town at Tornagrain and comments on the line of the Inverness Trunk Link Road, and I now wish those comments to be considered in connection the above Development Plan

There are no sound reasons for creating a new town at Tornagrain as there are no prospects of any new major industries coming into this area at present which would generate such a need. A new town there would result in the loss of good quality agricultural land and create a substantial increase in the volume of traffic on Trunk Road A96 as new residents would be unlikely to have any essential public or commercial facilities there, other than a Post Office letter box, during the first ten years of its existence.

A more suitable area for development would be on the south west side of Inverness, taking advantage of the alternative route I have already suggested for the Inverness Trunk Link Road as shown on the attached sketch. I believe that this route would be more likely to receive funding from the Scottish Government now that have agreed to pay for the new Aberdeen western peripheral route.

Development in the area south west of Inverness would be more convenient for residents as they would immediately be able to make use of all the existing and proposed facilities in and around Inverness and this would also help to revitalise our ailing city centre. It would also comply with the National Policy, referred to in Page 60 of your plan, which sets out that the planning system should support a pattern of development that reduces the need to travel.

The line I have suggested for the Inverness Trunk Link Road would cross over the River Ness and the Caledonian Canal by means of a single fixed structure allowing ships of moderate height to pass through. There is no essential need for very tall ships to pass this point, when you compare the situation here with the high volume of very large freight and cruise shipping which pass under low fixed bridges on the European river systems.

Yours faithfully



Alastair Owens

# STAG Recommendations

