

**ARRANMHOR
VIEWHILL
CULLODEN MOOR
INVERNESS
IV2 5EA**

29 April 2011

The Director of Planning & Development (IMFLDP)
Highland Council
Glenurqhart Road
INVERNESS
IV3 5NX

Dear Sir

Proposed Inner Moray Firth Local Development Plan – Call for Sites

I refer to the Council's public invitation for submissions regarding sites that might be included in its proposed Inner Moray Firth Local Development Plan and wish to make a contribution by way of this letter. My interest is the land to the South of the village of Balloch including but not limited to Viewhill farm.

The current Inverness Local Plan (adopted in 2006) continues to uphold the policy of presuming against development in this area although I understand from previous, informal enquiries to the Council that previous landowners of Viewhill and/or developers have sought, unsuccessfully, to have this area re-zoned for development from time to time. I wish to emphasise that nothing material has occurred since 2006 to mitigate any of the major grounds for rejecting these requests to change the current development status and so it would seem logical that the presumption against development should continue, unaltered, into the proposed new local plan. That, it seems to me, would be consistent, also, with the proposed Highland Wide Local Development Plan which does not appear to identify this area as part of the favoured A96 development corridor and neither can it be considered as a reasonable alternative to the modest development envisaged by rounding off existing development at Sunnyside (Culloden Moor). Development at Viewhill would not be consistent with filling-in or rounding-off the existing village but would be more akin to a new intrusion into the countryside.

I understand that the administrative boundary of Balloch village adjoins Viewhill farm, but, notwithstanding, the natural Southern boundary of the village is formed by the Culloden Forest that stretches, approx, from Westhill towards Tornagrain and clearly separates the urban type development of the communities of the lower area to the North from the rural environment lying to the South. In effect, it offers a natural barrier against urban spread of the eastern suburbs of Inverness into the rural hinterland to the South including the approaches to the historic Culloden Battlefield and I hope that the Council will resist any requests to re-zone any land that would have the effect of breaching that barrier and potentially allowing a whole new swathe of development from Westhill through to Balloch.

I look forward to hearing from you in due course.


Jim Cockburn

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