

28th November 2011

Tim Stott
Principal Planner
Highland Council
Planning & Development Service
The Highland Council
Glenurquhart Road
IV3 5NX

H.C. PLANNING AND DEVELOPMENT SERVICE		
29 NOV 2011		
PASS TO	INITIALS	DATE
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TS		

Dear Mr. Stott

**Inner Moray Firth Local Development Plan
Hinterland Boundary**

I am the owner of an area of land extending to around 30 acres at Torness (IV2 6TZ)

I refer to our previous correspondence on the above-mentioned and I wish to comment as follows:

- The existing housing group of Torness comprises Torness House, Bridge Cottage, and Torness Cottage which therefore generates very low levels of commuter traffic
- During the past 20 years, new house completion rates have been extremely low and I understand that only three sites have received planning approval during this period
- All three of these sites are within an area of poor agricultural land to the north of Bridge Cottage, Torness with access off the B862 Dores to Gorthleck Road
- Of the three sites that have received planning approval for new houses, two of these remain undeveloped and only recently has site work commenced on the third and most recently approved house site
- The land around the hamlet of Torness ranges in height from around 100 metres to over 200 metres above sea level which provides effective drainage for the surrounding landscape and road systems
- There are several springs in the area around Torness which should be more than capable of providing an adequate water supply for several additional houses
- Torness traffic is carried mainly by the B862 Dores to Gorthleck road which is double carriageway throughout the hamlet of Torness and provides unrestricted sightlines

I would therefore suggest that when the Hinterland Boundary is being drawn as part of The Inner Moray Firth Local Development Plan process, the restrictive area does not include Tomess as further development could take place without undue harm to the area.

I look forward to hearing from you in due course.

Yours sincerely,



Robert Taylor

Email: Councillor Margaret Davidson
Ward: 13 Aird & Loch Ness

