

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

Reference Number:	HWLDP-MIR-163
Organisation/Individual:	GVA Grimley Ltd – GE PREM KF LLP

Action:

Immediate Response Required	
Meeting required with Respondent	
Issue for Area Local Development Plan	x
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	
The A96 Corridor	
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tornagrain	
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	
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:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

<p>Representing GE PREM KF LLP – Supporting sites at 4 & 20 Longman Road, Inverness – Inner Moray Firth LDP issue</p>

Action Sheet Completed by:	GW
Date:	09/12/09

Dawn Sutherland

From: Paterson, Patricia [REDACTED]
Sent: 09 November 2009 15:17
To: devplans
Subject: Please see attachments

Patricia Paterson, Senior Secretary, GVA Grimley Ltd
Direct Dial: [REDACTED] - E-Mail: [REDACTED]
Web: <http://www.gvagrimley.co.uk> - National Number: [REDACTED] - Fax: [REDACTED]



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PC01

9 November 2009

Director of Planning & Development
The Highland Council
FREEPOST SCO5568
Inverness
IV3 5BR

H.C. PLANNING AND DEVELOPMENT SERVICE		
10 NOV 2009		
PASS TO	INITIALS	DATE
FILE REF:		



International Property Advisers

206 St. Vincent Street
Glasgow G2 5SG

Telephone [REDACTED]

Facsimile [REDACTED]

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Direct Line: [REDACTED]

BY EMAIL AND POST

Dear Sir/Madam

**HIGHLAND WIDE LOCAL DEVELOPMENT PLAN – MAIN ISSUES REPORT
REPRESENTATIONS ON BEHALF OF GE PREM KF LLP
SITE AT 4 + 20 LONGMAN ROAD, INVERNESS, IV1 1RY**

We act on behalf of GE PREM KF LLP, owners of the above sites and properties. We are instructed by our client to make representations to the Highland Wide Local Development Plan (HWLDP) Main Issues Report.

Although there is no immediate intention to submit a redevelopment proposal for this site, our client is keen to ensure that a suitable land use allocation and policy framework is in place to ensure that the site can remain in active use.

Scope of Representation

At this stage, the focus of our representation is to promote the above site for consideration for mixed uses and/or a policy framework that makes provision for mixed uses at this location. A specific mix and scale of development has not yet been proposed but we would welcome the opportunity to discuss this with you.

It is understood that the site is currently allocated within the Rail Yard/College Action Plan Area and is also allocated for 'special uses' promoting community, service and tourist uses. Whilst a redevelopment land use has not yet been proposed, we seek to ensure that in the event that redevelopment proposals are brought forward at this site, an appropriate land use allocation and policy framework will allow mixed uses to be considered appropriate at this location.

It is considered that this would be more appropriate and is more likely to sustain the long term vitality and viability of the area. It is important that sites are not left to become vacant and derelict due to land use policy frameworks that only allow a small range of uses and development proposals.

Alternative uses, at an appropriate scale and mix, such as retail and other commercial uses could make a positive contribution to the area, without comprising wider local development plan objectives.

In any case, land use allocations and associated policy frameworks should, where possible, be based on up to date and accurate information, supported where possible with evidence. On this basis, it would be appropriate to ensure that a full review of existing (including

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committed) land uses is carried out and kept up to date regularly. Regular updates will also allow alterations to be brought forward as appropriate to ensure that the HWLDP remains up to date.

Next Steps

We trust we will be kept advised as the HWLDP review progresses towards a finalised draft but we would be happy to discuss at your convenience, particularly where this may be of assistance to the LDP or may allow us to revise the scope / withdraw our representations.

In the meantime, we trust the above will be considered as the HWLDP review progresses and we look forward to receiving formal confirmation of receipt in due course.

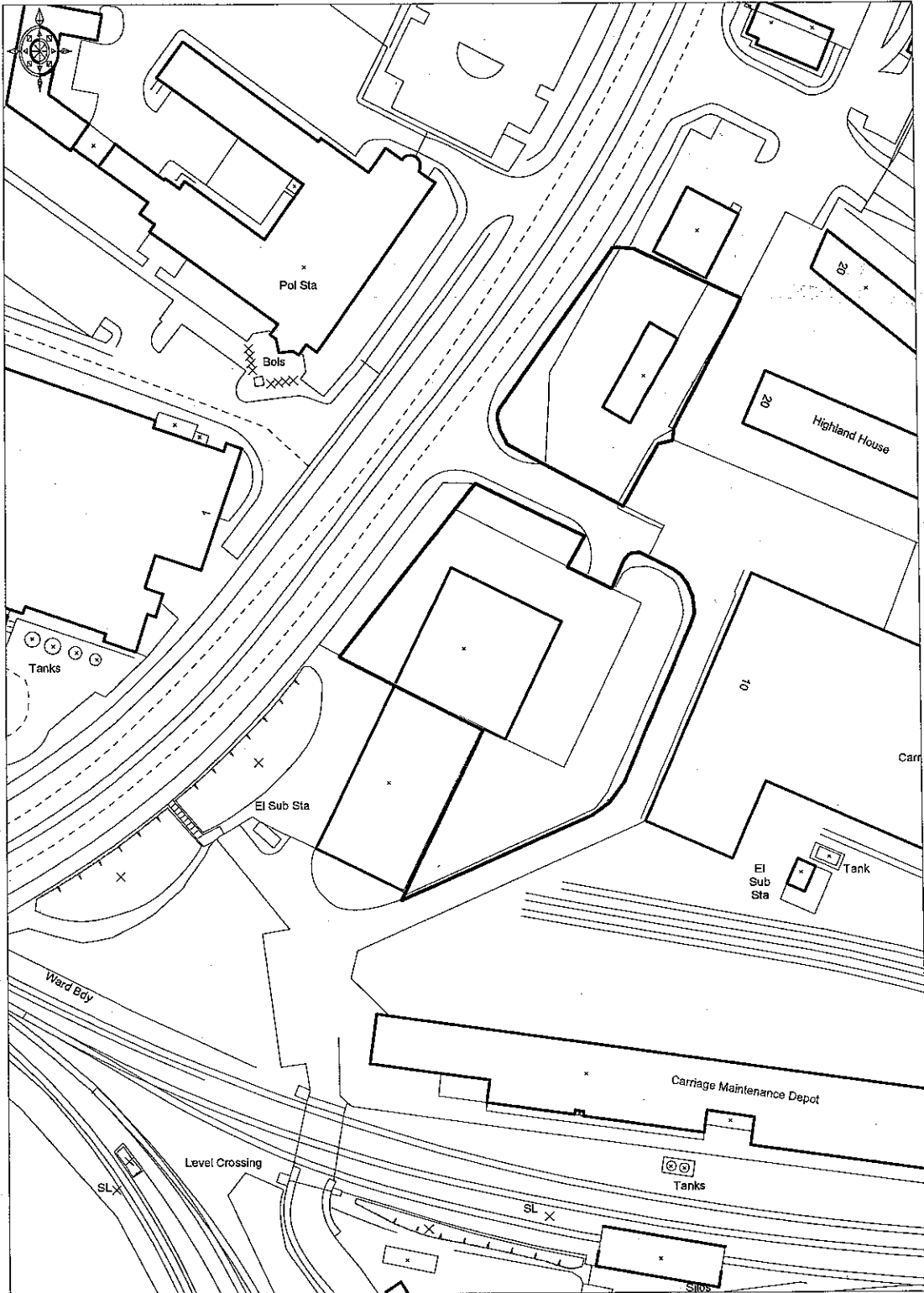
Yours sincerely



PETER CARUS MA (Hons) MRTPI
Principal Planner
R **For GVA Grimley Ltd**

Enc. Site Location Plan (4 + 20 Longman Road, Inverness)

c.c. Mr A McMaster, GE PREM KF LLP.



Ordnance Survey

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