

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

Reference Number:	HWLDP-MIR-193
Organisation/Individual:	CB Richard Ellis Limited (Andrew Woodrow)

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	x
Phasing of Development	
Developer Contributions	
East Inverness	x
Nairn	
Tomagrain	
Smaller Settlements in A96	
Caithness and North Sutherland	
Easter Ross and Nigg	x
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	x
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:

Agrees a City Vision should be developed for key priorities
Detailed comments on spatial strategy, particularly with regard to retailing/how provision is distributed

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

Dawn Sutherland

From: Simon Hindson on behalf of devplans
Sent: 06 November 2009 11:26
To: Dawn Sutherland
Subject: FW: Highland Wide Local Development Plan - Main Issues Report - Response - Grosvenor Nov09

Simon Hindson
Graduate Planner

Planning and Development Services
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Telephone [REDACTED]

Keep up to date with the progress on the Highland wide Local Development Plan - <http://hwldp.blogspot.com>

-----Original Message-----

From: Woodrow, Andrew @ Glasgow PH [mailto:[REDACTED]]
Sent: 06 November 2009 10:38
To: devplans
Cc: Sarah Kemp; Neaves, Philip @ Edinburgh
Subject: Highland Wide Local Development Plan - Main Issues Report - Response - Grosvenor Nov09

Dear Sir/Madam,

Please find attached a copy of our response to the Highland Wide Local Development Plan Main Issues Report, on behalf of Grosvenor, who operate the Eastgate Centre in Inverness City Centre.

The letter is self explanatory. However should you have any queries in relation to its contents, please do not hesitate to contact me immediately.

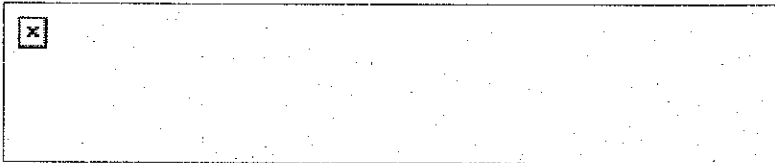
For clarification, a hard copy of the letter has also been sent to your office. We look forward to receiving confirmation that our comments have been received.

Kind Regards

Andrew Woodrow

Andrew Woodrow | Senior Planning Consultant
CB Richard Ellis Ltd | Planning & Development Scotland
Pacific House | 70 Wellington Street | Glasgow | G2 6UA
T: [REDACTED]
[REDACTED] | www.cbre.co.uk

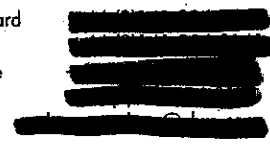
Please consider the environment before printing this email.



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

06 November 2009

Dear Sir/Madam

**HIGHLAND WIDE LOCAL DEVELOPMENT PLAN - MAIN ISSUES REPORT
REPRESENTATIONS ON BEHALF OF GROSVENOR**

CB Richard Ellis have been instructed by Grosvenor to provide comment on their behalf to Highland Council in relation to the recently published Main Issues Report for the emerging Highland Wide Local Development Plan.

Our client operates the Eastgate Shopping Centre in Inverness city centre, and is keen to ensure that the city centre retains the position as the focus for retail and business development in the Inverness area in keeping with national guidance on retailing and town centres. In this regard, and in relation to the future development of the city, we have provided comment on a number of issues identified in the Main Issues Report.

Q1 of the Main Issues Report (page 9) refers to the future of the City of Inverness, and considers the best approach to managing this future.

In response to Q1, Grosvenor agrees with the 'preferred option' where a city vision would be developed, identifying the key priorities and the main development sites within the city as existing. The development of the A96 corridor would then take its lead from the phasing of masterplans associated with developments within the city.

The alternative option raises concern for Grosvenor, suggesting that efforts could be focused on opening opportunities along the A96 corridor rather than in the city. Whilst the A96 development corridor is of the utmost importance to the future growth of the city, it is imperative that the city is the focus for development and that any development along the A96 corridor supports this rather than preceding it in terms of preference. It would be counter-productive to focus all efforts on developing the A96 corridor and not improving upon the City development opportunities. A phased approach to the development of the A96 corridor is considered the most appropriate in terms of creating a thriving successful city as a hub for the Highland region.

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Q2 relates to the future development of the A96 corridor and the most appropriate manner in which to approach this in the period of the emerging plan.

The preferred option is to utilise a phased approach whereby commitments are provided by the development industry to assist in the provision of infrastructure requirements as the Corridor develops.

Grosvenor support this 'preferred option' as it offers a greater opportunity to support the development of the city. A phased approach is the most appropriate manner in which to progress the development corridor as it allows infrastructure to improve as and when it is required, with the allocation of funding being more appropriate for the entire area in and around the City.

Q4 Relates to the development of East Inverness and how best to approach the improvement of this area. The land in the Stratton and Smithton areas west of Culloden is considered as being very important for the future expansion of the city in the short term before the A96 corridor takes shape, and it is important that this is developed appropriately.

We agree that the 'preferred option' is the most appropriate manner in which to approach this development area, where the development industry requires to provide strong commitments as to the provision of infrastructure. With this site being at the gateway to the A96 Corridor, it is of the utmost importance for the future of the city that the infrastructure is developed carefully, and appropriately.

Whilst Grosvenor lend their support to the development of East Inverness, we request that the Council is rigorous in the consideration of any retail developments in this area. This area is a prime location for the development of proposals which may impact negatively upon the city centre, should it not be managed appropriately.

Q5 relates to the expansion of the small settlement of Nairn to the east of Inverness within the A96 Corridor. There is significant development proposed around the settlement, and it is important that this is managed appropriately.

Grosvenor agree with the 'preferred option' in relation to Nairn in that it supports the future development of Nairn by proposing to accept existing development sites whilst identifying further opportunities and ensuring the proposed by-pass is deliverable.

Nairn will be a strong supporting community for the city of Inverness, and it is important that the development of settlement and in particular the proposed by-pass are delivered accordingly.

It is noted that the local development plan will seek views on what type of land use to propose in the development areas. In this regard, Grosvenor reiterate the fact that Inverness should be viewed as the regional centre in terms of comparison retail, and that Nairn should support that. Any retail development proposed in Nairn should be for convenience purposes only, with the city remaining the key location for comparison shopping trips.

Q6 refers to the proposed new settlement at Tomagrain New Town to the east of the city.

This proposed development will be a significant asset to the future of Inverness should it be approved, with the potential to provide many homes for the area. It is important that it is developed appropriately, and in keeping with the desires for the city and the A96 corridor.

Grosvenor supports the 'preferred option' identified in the Main Issues Report, whereby the future of the proposed development is to be supported within the emerging plan, whilst being well managed through the long term processes required. Safeguards are important in order for this proposal to come forward in an acceptable manner.

Q9 relates to the proposed development in Easter Ross & Nigg to the north of Inverness, and in particular Nigg Yard.

Grosvenor supports the development of this area, as it will further strengthen the future of the area around Inverness. We would be keen however that safeguards are put in place to ensure that Inverness remains at the top of the hierarchy in terms of retail development in the region.

Q17 is a key question for Grosvenor as it relates to the provision of Retailing and how the provision of retail is distributed.

It is recognised in the main issues report document that there are concerns in relation to the impact that out of centre shopping is having on town and city centres, and we agree with these concerns. The city has been affected significantly in recent times with the increase of shopping facilities outwith the centre. Many units in the city centre are vacant or are subject to shorter term leases whilst planning applications continue to be submitted for further floorspace of various formats in the out of centre locations. In this regard, we request that the Council put in place the appropriate controls for future retail development, particularly outwith the city, in keeping with national planning policy and guidance.

Retail impact assessments should be heavily scrutinised to ensure there is no negative impact on the city centre, and major retail developments should be strongly encouraged to locate in the city centre so as to support its growth and improvement.

A robust hierarchy must be employed in keeping with national planning policy on the subject, and we consider, for the future of the city centre, and of Inverness as a whole, it is important that tight controls be put in place on out of town shopping proposals in the coming years. The emergence of the A96 corridor strategy is likely to attract retailers to locations outwith the City, and the Council must ensure that strict controls are enforced to protect the city's vitality and viability as the regional centre for retailing in the Highlands.

Q28A refers to the provision of suitable land for Business & Industrial use. The Main Issues Report states that the preferred option for dealing with issues relating to business and industry is to have a positive outlook in terms of the provision of new facilities.

The current economic climate makes it difficult enough for new investors to develop their operations without the planning system making it more difficult. Our clients are of the view that the local planning authority should be encouraging new businesses to the area through a flexible and proactive approach to the management of development. Given this, we support the 'preferred option' identified by the council. This will hopefully attract more large businesses to the Highlands, strengthening the area further.

Summary

In our response we have focused on the areas and issues which we consider of importance to our clients. We welcome the opportunity to make comment at this stage, and trust that our comments above are taken into consideration in the preparation of the emerging plan. We look forward to viewing the draft plan when it is published.

We trust the above is appropriate, and are more than willing to provide further information in relation to our comment. Should you require any clarification, or further information, please do not hesitate to contact us immediately.

Yours faithfully,



**ANDREW WOODROW
SENIOR PLANNING CONSULTANT**