

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

Reference Number:	HWLDP-MIR-228
Organisation/Individual:	CB Richard Ellis – Scottish Widows Inv. Partnership

Action:

Immediate Response Required	
Meeting required with Respondent	x
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	
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	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
-------------------	-------------------------	-----------------------	---------------------

Notes:

<p>Support for regeneration of Longman Road including recognition of their land holdings Meeting required to discuss aspirations in context of Longman Development Brief Support of retail approach</p>

Action Sheet Completed by:	SH
Date:	10/12/09

Dawn Sutherland

From: Halliday, Michael @ Edinburgh [REDACTED]
Sent: 09 November 2009 11:05
To: devplans
Subject: Highland wide Local Development Plan Main Issues Report

Please find attached our comments in relation to the Main Issues Report on behalf of our client Scottish Widows Investment Partnership.

I would be grateful if you would confirm receipt by return.

Thank you.

My details can be found below for future correspondence regarding the Development Plan.

Michael Halliday | Associate Director
CB Richard Ellis Limited | Planning & Development
7 Castle Street | Edinburgh | EH2 3AH

[REDACTED] | www.cbre.com

Be environmentally aware - please do not print this e-mail unless you really need to.



This email has been scanned by Netintelligence
<http://www.netintelligence.com/email>

CB Richard Ellis Limited, Registered Office: St Martin's Court,
10 Paternoster Row, London, EC4M 7HP, registered in England and Wales No. 3536032
Regulated by the RICS and an appointed representative of CB Richard Ellis
Indirect Investment Services Limited which is authorised and regulated by the Fin

This communication is from CB Richard Ellis Limited or one of its associated/subsidiary companies. This communication contains information which is confidential and may be privileged. If you are not the intended recipient please contact the sender immediately. Any use of its contents is strictly prohibited and you must not copy, send or disclose it, or rely on its contents in any way where reasonable care has been taken to ensure that this communication (and any attachments or hyperlinks contained within it) is free from computer virus. No responsibility is accepted by CB Richard Ellis Limited or its associated/subsidiary companies and the recipient should carry out any appropriate virus checks.

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

CBRE

CB RICHARD ELLIS

CB Richard Ellis Limited
7 Castle Street
Edinburgh EH2 3AH

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



Our Ref

MH/KJB

09 November 2009

Dear Sir/Madam

HIGHLAND WIDE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT

CB Richard Ellis act on behalf of Scottish Widows Investment Partnership (SWIP) in relation to their landholding at Longman Road, Inverness. This comprises the B&Q, Trespass and Halfords stores. We have been working with our client for a number of months looking at the potential to reconfigure/redevelop their landholding. Through this process our client considers there to be an opportunity to improve the retail offer and possibly urban realm through the comprehensive masterplanning of the wider Longman Road area.

On this basis, SWIP consider the Longman Road area should be highlighted as a priority for regeneration in the emerging Local Plan and supported by policy that facilitates investment.

Please find below our comments in relation to the key questions raised in the Main Issues Report as they are relevant to our client.

Question 1 – Spatial Strategy: Inverness

SWIP agrees with the Council’s preferred option. An updated city vision for Inverness is an important strategy document and critical to its success will be identifying the key deliverable development and infrastructure priorities. We would encourage Highland Council to identify the Longman Road area as a priority for investment/regeneration in the short-term. We consider this area to have considerable potential for mixed use development, capitalising on its gateway location and proximity to the city centre.

SWIP is committed to investigating the comprehensive masterplanning of the Longman Road area as they appreciate this to be the only way of realising the potential for regeneration including the enhancement of the retail offer and urban realm. Priority should be given to the Longman core in the short-term in advance of other opportunities in the A96 corridor. Should the A96 corridor be viewed as a greater priority by the Council, it would have a significant impact on the prospects of the city centre and adjacent priority areas and remove the need for a city vision.

SWIP fully endorse the Council’s view that masterplans should be prepared to highlight opportunities including the Longman Road area and we are fully committed to working with the Council on this basis. A comprehensive masterplanning approach to the Longman Road area should take account of



the local transport strategy and our client is encouraged that this is recognised in the Main Issues Report.

Question 2 – Spatial Strategy: A96 Corridor

SWIP supports the preferred option set out in the Main Issues Report and recognises the importance of the A96 corridor. This support is on the basis that it does not prejudice the prospects for redeveloping and regenerating existing areas in Inverness including the Longman Road area.

Question 4 – East Inverness In The A96 Corridor

SWIP supports the preferred option for East Inverness. This is only on the basis that development in this area, in particular retail, does not impact negatively on the city centre or priority redevelopment/regeneration sites close to the city centre. Development of this area requires careful management to avoid a negative impact on priority regeneration areas closer to the city centre and our client would welcome a clear strategy for this to be set out in the proposed plan.

As part of our investigations into masterplanning the Longman Road area, we have held a number of discussions with Inverness College and their advisors. These discussions are ongoing and are intended to facilitate a joined-up approach to the potential redevelopment of this area. The College is clearly considering its options regarding whether to redevelop their existing campus at Longman Road or move to Beechwood at East Inverness. We are committed to ongoing discussions with the College but appreciate that meaningful progress may not be achievable until a decision is made regarding its future location. On this basis, we will continue to investigate the various scenarios for Longman Road in our masterplanning exercise, taking into account the uncertainties regarding Inverness College.

Should Inverness College decide to move to the Beechwood Campus, our client would be fully supportive and assist as much as possible in facilitating this move.

Question 17 – Retailing

The preferred option with dealing with retailing issues is in line with the principles set out in SPP8. Out-of-town retail development can be detrimental to the prospects of town centres where not properly planned. SWIP agrees that priority should be given to the town centre in relation to supporting the role that the town centre will continue to play in meeting shopping needs. Our client considers the Longman Road area to have significant potential in terms of mixed use development given its gateway location and would encourage the Council to consider a positive policy approach on this basis.

Prevailing economic conditions may not improve for some time and it is therefore important to capitalise on opportunities presented through masterplanning priority regeneration areas by encompassing a variety of uses. This can often mean a pragmatic approach to setting planning policy in order to stimulate investment in an area and we would encourage the Council to adopt a flexible approach when considering future planning policy for the Longman Road area.

In summary, SWIP is broadly supportive of the preferred options for dealing with the issues set out above. We trust that these comments will be taken into consideration in the preparation of a proposed plan.

Yours faithfully



MICHAEL HALLIDAY
ASSOCIATE DIRECTOR