

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

Reference Number:	HWLDP-MIR-263
Organisation/Individual:	GVA Grimley – Wm Morrison Supermarkets PLC

Action:

Immediate Response Required	<input type="checkbox"/>
Meeting required with Respondent	<input type="checkbox"/>
Issue for Area Local Development Plan	<input type="checkbox"/>
Further Information Required	<input type="checkbox"/>
Other (Please Specify)	<input type="checkbox"/>

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	x
Developer Contributions	x
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:

Should be acknowledged that town centres are not always most appropriate sites for certain types of retail
 Flexible approach to policy on retail must be taken
 Policy not necessary as it is set out in Circular 12/96
 Use of developer contributions should be transparent, consistent and set out against principles of Circular 12/96

Action Sheet Completed by:	SH
Date:	14/12/09

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]
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PC01

9 November 2009

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

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

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BY EMAIL AND POST

Dear Sir / Madam

**HIGHLAND WIDE LOCAL DEVELOPMENT PLAN – MAIN ISSUES REPORT
REPRESENTATIONS ON BEHALF OF WM MORRISON SUPERMARKETS PLC**

We act on behalf of Wm Morrison Supermarkets Plc (“Morrison’s”) and write with regard to the above.

Morrison’s has various interests within the Highland Council area and welcomes the opportunity to make comments on the above document. Morrison’s interests within the Highlands relate primarily to retail and we focus on this issue accordingly. The terms of this representation are not site specific but we trust the following will be taken into consideration during the preparation of the Highland Wide Local Development Plan (HWLDP) in due course.

Retailing – Question 17

SPP8 and the emerging comprehensive SPP document advocates the promotion of a network of centres in which the role of each centre supports and is supported by the role of other centres. Although both documents maintain a sequential approach in respect of site selection for retail development, local authorities should also be realistic in their application of the sequential approach.

The presumption in favour of town centres as the preferred locations for new retail development is acknowledged but it should also be noted that this is not always appropriate or suitable for certain retail formats. Where town centre sites are identified for retail development, it is important that an indication should be provided to identify the type and scale of retail that is considered to be most appropriate at that location. In doing so, this is more likely to ensure that the most appropriate retailer shall be attracted to the site.

Retail is a key contributor to the Scottish economy and convenience retail in particular is a key aspect of the retail sector. With regards to **Question 17** of the Main Issues Report, the HWLDP should establish a suitable policy framework and spatial strategy to allow sufficient flexibility to ensure that, whilst some convenience retailers have adapted their formats to

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include smaller town centre / high street stores, there is still a requirement for larger format stores and these cannot always be accommodated within town centre locations.

On this basis, we would seek to ensure that the development strategy within the HWLDP in respect of retailing acknowledges retailers requirements but also accords with national planning policy as set out in SPP8.

In any case, the retail policy framework 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 committed) retail provision 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.

Other Matters – Developer Contributions


We refer to Circular 12/1996 which indicates that planning agreements should only be sought where they are required to make a proposal acceptable in land use terms. We would suggest that a generic policy within the emerging HWLDP is not necessary, particularly where there is already a Circular in place which makes a provision for planning agreements.

However, should the preferred option be to seek proportionate developer contributions, it is important that this is indeed consistent and transparent. The use of developer contributions should also reflect the general principles as per Circular 12/1996.

We trust the above will be fully considered during the preparation of the HWLDP. We would welcome the opportunity to submit further comments as the plan progresses in due course.

In the meantime, we look forward to receiving formal acknowledgement of this representation in due course.

Yours faithfully


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

c.c. Mr A Wood, Wm Morrison Supermarkets Plc