

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

Reference Number:	HWLDP-MIR-69
Organisation/Individual:	Halliday Fraser Munro – Fairways Leisure Group

Action:

Immediate Response Required	x
Meeting required with Respondent	
Issue for Area Local Development Plan	x
Further Information Required	
Other (<i>Please Specify</i>)	

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	
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	x
Housing in the Countryside	
Affordable Housing	x
Planning for an Ageing Population	
Gypsies/Travellers	
Retailing	
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:

Meeting should be held with all relevant THC officers who would be involved with proposal and the agent as this is an issue for the Inner Moray Firth Local Development Plan.

Action Sheet Completed by:	SH
Date:	8/12/09

**HIGHLAND WIDE LOCAL
DEVELOPMENT PLAN –
MAIN ISSUES REPORT**

FAIRWAYS, INVERNESS

OCTOBER 2009

On behalf of Fairways Leisure Group
Ltd



HALLIDAY | FRASER | MUNRO
PLANNING

Our Ref: P1266/HS

4 November 2009

Director of Planning and Development
The Highland Council
Freepost SC05568
INVERNESS
IV3 5BR



Dear Sir

HIGHLAND WIDE LOCAL DEVELOPMENT PLAN- MAIN ISSUES REPORT

OFFICES IN ABERDEEN
BELFAST, DUNDEE
AND GLASGOW

Please find enclosed a representation to the Highland Wide Local development Plan Main Issues Report on behalf of Fairways Leisure Group Ltd. Should you wish to discuss any aspect of this representation please do not hesitate to contact us.

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS

Hazel Sears will contact your Department shortly to discuss this representation and we could perhaps arrange a short meeting to further explain our proposals in more detail.

Yours faithfully

Hazel Sears

For HALLIDAY FRASER MUNRO PLANNING

PARTNERS

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ARIBA ARIAS

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Cc Gary Wilson WSD
Ewan McGregor WSD

HIGHLAND WIDE LOCAL DEVELOPMENT PLAN- MAIN ISSUES REPORT

RESPONSE ON BEHALF OF FAIRWAYS DEVELOPMENT LTD

INITIAL COMMENTS

The format of the document is not easy to read. It would have been more logical to identify the housing requirement, as stated in Chapter 5, at the start of the Report and then provide options/ suggestions as to where this development should be located. The level of housing need and consequently the amount of development required should be identified at an early stage.

QUESTION 1- INVERNESS

Question 1 implies that development in Inverness should take place on sites which are already allocated or are within potential regeneration areas such as Muirtown, the Logman area, Raigmore/ Inshes and Inverness Harbour. Whilst the principle of developing on brownfield sites in preference to new land take is highlighted in government policy, this approach now has to be tempered with realism particularly in the current economic climate.

Brownfield land is inevitably more expensive to develop with constraints ranging from contamination, land stability, access and potential land ownership problems. This inevitably leads to higher build cost and increased densities often resulting in an over supply of flatted development as recently witnessed in Edinburgh. The recent sharp decline in development activity also means that strategic sites requiring large levels of remediation and investment have stalled. Realistically it is extremely unlikely that any of these potential developments will happen- certainly in the foreseeable future.

In addition, although there are several sites allocated within the adopted Local Plan which can theoretically deliver housing units to make up this shortfall, as the MIR admits there are severe infrastructure restraints in taking these forward, particularly in terms of transport issues. It is therefore extremely unlikely that they 'are capable of providing for the housing need in the next three to five years.'

However the MIR identifies that there is a 'clearly identifiable deficit in the existing land supply in the Inverness Housing market.' There is therefore a pressing need to allocate additional land, which is capable of being developed in the short term to provide for this shortfall.

The Preferred Option should therefore be to identify other areas within the City which could provide for current housing need and which would not compromise the Council's overall vision. The enclosed Plan shows land at Fairways on the south side of the City. Although it operates as an 18-hole golf course with a driving range and clubhouse, there are current areas of play, which are not ideally suited for this use, and the course consequently requires re-alignment. The re-configuration of the course to meet members' expectations would release land on the western, southern and eastern boundaries, which would adjoin established and consented housing sites.

This land is mostly unused and fallow and in essence the 18-hole golf course and facilities would remain. The development of residual land would however make a significant contribution to reducing the housing land deficit. Such a proposal set within

a landscaped masterplan would therefore retain and strengthen the Council's vision of green wedges within the City and would also, as highlighted in the MIR provide benefits of 'integrating new development with...natural assets like...landscape'.

Located next to a Business park, commercial and community and social facilities, including a proposed new supermarket, such a proposal would also be thoroughly 'sustainable and makes the best use of the land available.'

QUESTION 12- HOUSING LAND REQUIREMENT AND SUPPLY

As detailed in response to Question 1 above, it would have been more logical to address the housing land requirement for the whole of the Highland area before identifying options as to where new development should take place. It is also regrettable that the most recent Council Housing Land Audit is dated 2007 and that an update is not programmed until at least the middle of 2010. It is therefore difficult to assess the current accuracy of the land requirement.

The Preferred Option of a positive approach to the delivery of effective allocated housing land to meet high projected population and housing growth is strongly supported. Specifically in terms of Inverness, there is a 'clearly identifiable deficit in the existing land supply' both currently and "in the following 10 year period."

However, and as identified in response to Question 1 above, a number of the currently allocated sites in Inverness will not be available for development either in the immediate or short term. Such sites would always have been problematic to bring to the market but in the current climate their delivery must be particularly questionable. As detailed above therefore there is a need for a pragmatic approach to release more effective land such as at Fairways in the short term to make good the identified housing shortfall.

QUESTION 14- AFFORDABLE HOUSING

The MIR identifies that there is an acute shortage of affordable housing across large areas of Highland. The Housing Need and Demand Assessment states that social rented housing in Highland at around 18% is far lower than the Scottish average of around 25%. In Inverness this only amounts to 14-16% of the housing stock and in addition the Assessment concludes that numerically over 15 years most new social rented housing is required in Inverness (around 4600) units.

In support of the responses to Questions 1 and 2 land release for private housing at Fairways will increase affordable housing stock because of the Council's requirements that a percentage of development should provide for such needs. This requirement would be delivered on site. Unless additional land is released to meet mainstream needs affordable housing provision will continue to be unmet and the backlog in demand will grow.

QUESTION 18 – DEVELOPER CONTRIBUTIONS

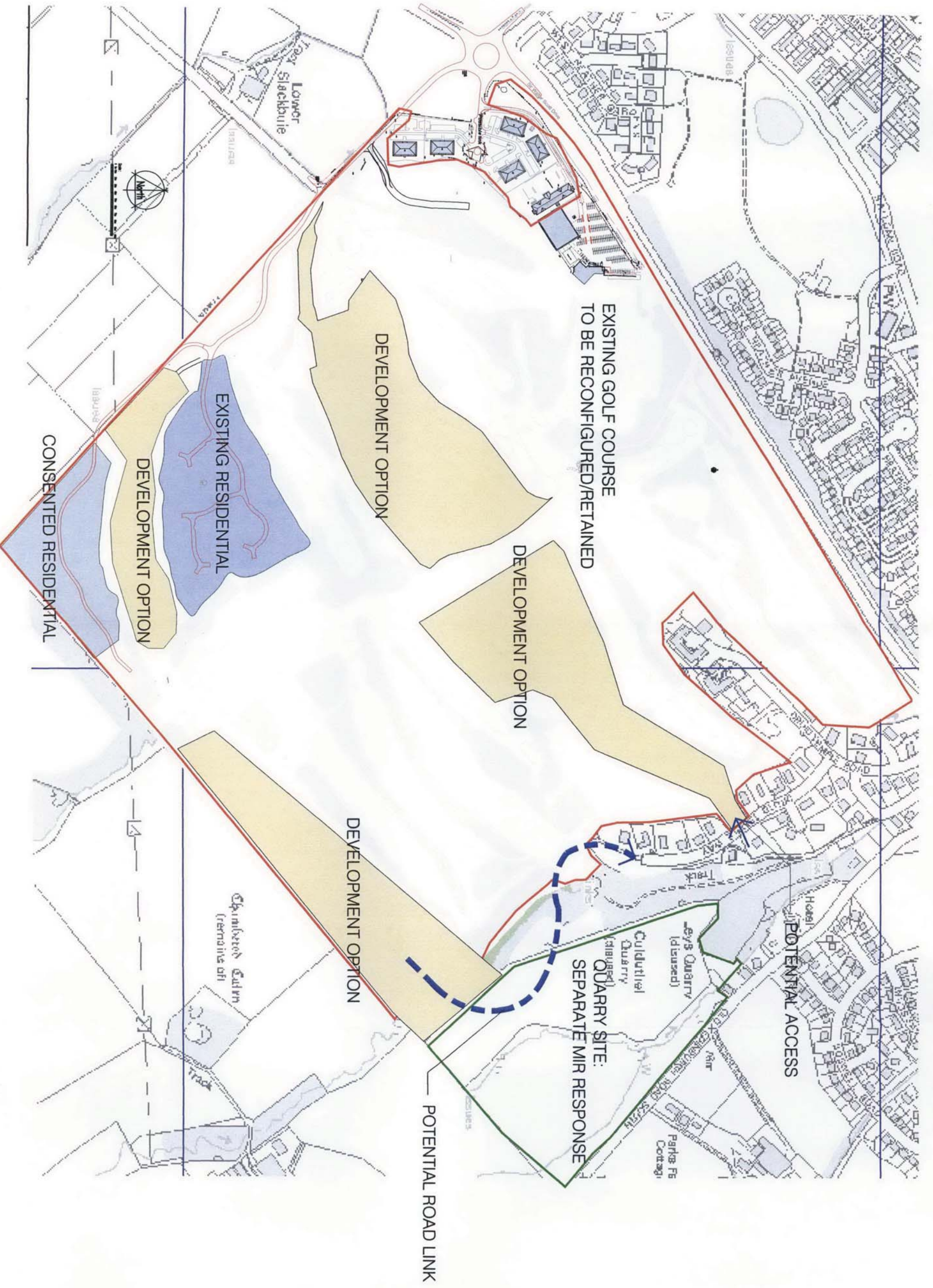
Whilst the requirement for developer contributions has become more widespread in recent years, these have been raised against the backdrop of a buoyant housing market. Continuing this approach now has to be tempered with caution particularly in the

current economic climate and financial restraint. It is also critically important that any conditions/ contributions are fair and transparent and strictly relate to the development of a site as stated in Circular 4/98.

In effect if onerous contributions are demanded sites will not come forward and the housing land requirement will not be met with consequent 'knock on' effects for the delivery of affordable housing.

The Preferred Option is to currently take a realistic, flexible approach to developer contributions to enable developments to proceed.

Halliday Fraser Munro
November 2009



NOTE OF MEETING

16.12.09

Meeting re Fairways Redevelopment

Attendees:

Hazel Sears

Gary Wilson

Mr Nelson (?)

Dave Polson

Malcolm Macleod

Meeting to Discuss MIR response regarding Fairways

- HS/GW outlined proposals as per MIR response
 - Housing development
 - Retention of golf course (revised layout)
 - Green wedge recognised
 - Medium-long term development aspirations

- It was agreed that:
 - Principle of development will be considered in the context of:
 - A96 proposals
 - Inverness City development

 - We will consider and feedback in March 2010 on how we wish to progress

Dependant on 2 points above:

- A masterplanned approach will be essential to ensure that long term certainty is supported and achieved.

MM

16/12/09