

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

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|--------------------------|--------------------------------|
| Reference Number: | HWLDP-MIR-305 |
| Organisation/Individual: | GVA Grimley – Anonymous Client |

Action:

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|---------------------------------------|--|
| 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 | | Previously used Land | |
| NPF2 for Scotland | | Wild Land | |
| Vision for the Highlands | | Water Environment | |
| Inverness and A96 | | Renewable Energy | |
| The A96 Corridor | | Flooding | |
| Phasing of Development | | Waste Management | |
| Developer Contributions | | Air Quality | |
| East Inverness | | Sustainable Design | |
| Nairn | | Business and Industrial Land | |
| Tornagrain | | Accessibility and Transport | |
| Smaller Settlements in A96 | | Agricultural Land | |
| Caithness and North Sutherland | | Subdivision of Existing Crofts | |
| Easter Ross and Nigg | x | Allocation of Inbye Land | |
| Development of Local Centres | | New Crofting Township | |
| Wider Countryside and Fragile Areas | | Small Scale New Crofts | |
| Population and Housing | | Coastal Development | |
| Housing in the Countryside | | Forestry and Woodland | |
| Affordable Housing | | Minerals | |
| Planning for an Ageing Population | | Open Space and Physical Activity | |
| Gypsies/Travellers | | Access to the Outdoors | |
| Retailing | | Comments on Consultation Process (+ve) | |
| Developer Contributions | | Comments on Consultation Process (-ve) | |
| Natural, Built and Cultural Heritage | | | |

Key:

| | | | |
|-------------------|-------------------------|-----------------------|---------------------|
| Background | Spatial Strategy | Policy Options | Consultation |
|-------------------|-------------------------|-----------------------|---------------------|

Notes:

Important for Nigg Yard Masterplan to be reflected in HWLDP
Allocation may be appropriate at Nigg Yard and land to the East of Nigg Yard
Development on Whiteness should not preclude or hinder alternative development proposals such as manufacturing

| | |
|----------------------------|----------|
| Action Sheet Completed by: | SH |
| Date: | 15/12/09 |

Our Ref: PC01

09 November 2009

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

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



International Property Advisers

Quayside House
 127 Fountainbridge
 Edinburgh EH3 9QG

BY E MAIL AND POST

Dear Sir

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

We write with regard to the above. We are instructed by clients to make representations.

Our client has a potential interest in larger scale employment sites for the offshore renewables industry in the Highland area. At this stage, we are not in a position to identify our client due to non-disclosure obligations. However, we are instructed to make representations and we would welcome the opportunity to discuss this further with you.

HIGHLAND WIDE LOCAL DEVELOPMENT PLAN

We understand that the Highland Wide Local Development Plan (HWLDP) is the first of four new Local Development Plans (LDP) for the Highland Council area. We would welcome the opportunity to become involved in subsequent LDPs as required. In the meantime, we trust the following will be helpful to you at this early stage of the HWLDP review.

The focus of this representation is on site specific matters but more general commentary on other aspects of the Main Issues Report (MIR) is also provided.

Easter Ross and Nigg

We understand that the Nigg Yard Masterplan was approved by Highland Council and is now subject to formal ratification by Scottish Ministers. It is important that the emerging HWLDP reflects the Nigg Yard Masterplan which makes provision for the long term re-use of the site for energy and offshore energy related industry.

We would also suggest that the land to the east of the Nigg Yard – known as the Dow site – is also identified for similar land uses.

Our client's interests would relate to the entire Nigg Yard site and potentially the peripheral Dow land to the east. This would also be for manufacturing purposes. We would therefore suggest that policies and proposals in future development plans might make allowance for a longer term combined manufacturing site at "Nigg / Dow", with the potential to provide in

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excess of 100 developable hectares. If a large scale manufacturing function was identified for this site, it would be assisted by a bespoke land allocation and ideally a planning permission, and this might also ease the process of a direct acquisition and / or early site occupancy.

In response to Question 9 of the HWLDP, we agree that the Nigg Yard should be identified as a strategic development site for the Highlands. However, this should also incorporate the Dow land to the east.

The A96 Corridor

We also wish to raise the prospects of the former Ardersier yard at Whiteness, which recently secured planning permission for a mixed use development incorporating residential and a range of other uses such as hotel and marina.

This site does benefit from a number of unique attributes including its scale and position on the coast and its potential to be re-introduced as employment land for manufacturing to serve the offshore renewables industry.

Our role as property advisors to our client (with interests in the offshore renewables industry) has led us to the conclusion that there are very few sites within Scotland and the UK that can accommodate and facilitate the on shore manufacturing process for the offshore renewables industry. The special characteristics of this site include its size, topography, strong wharfage and access to North Sea waters. In response to the new development plan core principle of promoting the A96 Corridor, we therefore seek to promote this site as a suitable site for offshore renewables related manufacturing.

We appreciate that the site benefits from an extant planning permission but we would propose that this should not necessarily preclude or hinder alternative development proposals and land uses at this site, including manufacturing facilities for the offshore renewables industry, particularly in the event that alternative proposals are brought forward before the permission has been implemented.

We do hope that our comments above are helpful and will be useful as the HWLDP progresses. The Nigg Yard site (and neighbouring Dow land) and the site at Whiteness each offer, either individually or together, a unique opportunity to make land and property available to support the offshore renewables sector. We trust that the emerging land use and policy framework will maximise the opportunities for these sites, notwithstanding, in the case of Whiteness, the extant planning permission.

Please do not hesitate to contact me if you would like to discuss this further. In the meantime, we look forward to receiving formal confirmation of receipt of this representation.

Yours faithfully

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