

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

Reference Number:	HWLDP-MIR-191
Organisation/Individual:	Turnberry Consulting – IABP Ltd

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	<input type="checkbox"/>
NPF2 for Scotland	<input type="checkbox"/>
Vision for the Highlands	<input type="checkbox"/>
Inverness and A96	<input type="checkbox"/>
The A96 Corridor	<input type="checkbox"/>
Phasing of Development	<input type="checkbox"/>
Developer Contributions	<input type="checkbox"/>
East Inverness	<input type="checkbox"/>
Nairn	<input type="checkbox"/>
Tornagrain	<input type="checkbox"/>
Smaller Settlements in A96	<input type="checkbox"/>
Caithness and North Sutherland	<input type="checkbox"/>
Easter Ross and Nigg	<input type="checkbox"/>
Development of Local Centres	<input type="checkbox"/>
Wider Countryside and Fragile Areas	<input type="checkbox"/>
Population and Housing	<input type="checkbox"/>
Housing in the Countryside	<input type="checkbox"/>
Affordable Housing	<input type="checkbox"/>
Planning for an Ageing Population	<input type="checkbox"/>
Gypsies/Travellers	<input type="checkbox"/>
Retailing	<input type="checkbox"/>
Developer Contributions	<input type="checkbox"/>
Natural, Built and Cultural Heritage	<input type="checkbox"/>

Previously used Land	<input type="checkbox"/>
Wild Land	<input type="checkbox"/>
Water Environment	<input type="checkbox"/>
Renewable Energy	<input type="checkbox"/>
Flooding	<input type="checkbox"/>
Waste Management	<input type="checkbox"/>
Air Quality	<input type="checkbox"/>
Sustainable Design	<input type="checkbox"/>
Business and Industrial Land	<input type="checkbox"/>
Accessibility and Transport	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>
Subdivision of Existing Crofts	<input type="checkbox"/>
Allocation of Inbye Land	<input type="checkbox"/>
New Crofting Township	<input type="checkbox"/>
Small Scale New Crofts	<input type="checkbox"/>
Coastal Development	<input type="checkbox"/>
Forestry and Woodland	<input type="checkbox"/>
Minerals	<input type="checkbox"/>
Open Space and Physical Activity	<input type="checkbox"/>
Access to the Outdoors	<input type="checkbox"/>
Comments on Consultation Process (+ve)	<input type="checkbox"/>
Comments on Consultation Process (-ve)	<input type="checkbox"/>

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Comments addressed re: map boundaries in environmental report
MIR omits any reference to the established identification and allocation of the IABP as Highlands most significant centre for long term future economic and employment growth

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

Dawn Sutherland

From: David Black [REDACTED]
Sent: 06 November 2009 09:16
To: Malcolm MacLeod - Planning
Cc: devplans
Subject: RE: HLDP (Main Issues Report): Response on behalf of IABP Ltd.

<<L THC (5.11.09) IABP(LDP).pdf>> <<TCL-1 (LP Allocation Removed by LDP Boundary).pdf>>

Malcolm,

Please find attached e-copy of our response, on behalf of Inverness Airport Business Park Ltd, to the LDP's Main Issues Report.

Hard copies (original to the Freepost address; and a copy for you) are contained within the packet being couriered to you which contains the Moray Estates covering letter and response (5 copies)

Many thanks,

David.

David Black

Turnberry Consulting Limited

41-43 Maddox Street

London

W1S 2PD

Tel [REDACTED]

fax [REDACTED]

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06/11/2009

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

TurnberryConsulting

5th November 2009

Our ref THC (5.11.09) IABP- LDP
Your ref HLDP (Main Issues Report)

Dear Sir,

**CONSULTATION RESPONSE TO THE HIGHLAND LDP (MAIN ISSUES REPORT) 2009:
On behalf of Inverness Airport Business Park Ltd(Planning Application 08/00215/OUTIN)**

I am writing on behalf of our client, Inverness Airport Business Park Ltd, in response to the Highland wide LDP (Main Issues Report) 2009, in respect of our client's interests in the development of the Inverness Airport Business Park (IABP).

Our principal concerns are in respect of the HLDP's:

1. *Environmental Report's Other Allocations within the A96 Plan's* omission of parts of the southern part of the Local Plan's development allocation (and with which our Planning Application 08/00215/OUTIN boundary is contained); and
2. *Main Issues Report's* omission of any reference to the planning authority's established identification and allocation of the site as Highland's most significant centre for long-term future economic and employment growth.

I highlighted these two issues (informally) with the Development Plans Manager, Mr MacLeod, on the 14th September, from which I understand the *Other Allocations within the A96 Plan's* omission may have merely been an error in oversight; and the omission of the LDP's reference to IABP may have arisen from the planning authority's expectation that there might have been an extant Planning Permission in Principle. This letter provides a formal response to these LDP issues:-

HLDP Environmental Report Plan: Other Allocations within the A96 (B1-Dalcross)

We should be grateful if you could revise the LDP's *Environmental Report's Other Allocations within the A96 Plan* to extend the boundary of the *B1-Dalcross* allocation southwards to include the additional 2006 Local Plan's allocated 'Economic Development Initiative' land, as defined in the attached Drawing TCL1, and within the boundary of which our 2008 planning application relates.

This will ensure that the LDP remains consistent with the Local Plan's allocation for 2011, and beyond, and with which our planning application was designed to conform.

Directors: M. de M.A. Stewart F.C.A. (Chairman) M.P. Roberts BSc(Hons), Dip Tp, MSc, MRICS, MRTPI J Coulson BA(Hons), MSc, MRICS

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HLDP Main Issues Report – Revision to Include Economic Development Initiative / IABP

We should be grateful if you would revise the LDP (Main Issues Report) to make express reference in the Proposed Plan to the planning authority's continued allocation/long-term commitment to the Economic Development Initiative / Inverness Airport Business Park (IABP) as the region's "pre-eminent business and tourist 'gateway' for the Highlands and Islands" and which "should be promoted as the focus for the first phase of strategic economic development in the A96 Corridor", as confirmed by the Local Plan.

As it is the role of the HDLP to provide an NPF-compliant strategic spatial strategy for the region, and the IABP site was allocated by the planning authority, as the region's principal long-term future economic growth/business/employment site, relates to a principal strategic development site within the A96 Growth Corridor Development Framework, and is identified in NPF2 for its designated Area of Co-Ordinated Action, the IABP allocation should be expressly highlighted within the following HLDP Chapters:

- (a) 2 (NPF2);
- (b) 3 (The Vision);
- (c) 4 (The Spatial Strategy), including: the Figure, *Key Developments in the A96 Corridor* (P.11); suggest a new IABP section inserted before the 'Tornagrain' section
- (d) 5 - Policy Option for A Competitive, Sustainable & Adaptable Highland Economy (Page 58) and Accessibility & Transport (Page 60).

We consider that, even in the eventuality Planning Permission in Principal for IABP, it would be appropriate for the HLDP to omit such a significant allocation. A planning permission does not remove the planning authority's obligation to make appropriate allocation for strategic development sites. Additionally, the Local Plan's allocation is for the largest economic development site in the region, and one which will not be completed until the longer term. Indeed, The only element of the proposal that has been completed in the 5 years, or so, since the draft Local Plan's allocation, has been the 'distributor road'; and the only extant planning permission is for the 'rail station/park and ride'.

The development management process for a complex, long-term development on such a large site will not be fully resolved by a single planning permission. The LDP therefore needs to make appropriate provision for (a) the subsequent Inner Moray Firth LDP, and (b) unforeseen circumstances.

Please do not hesitate to contact me should you wish to discuss any of the issues raised above.

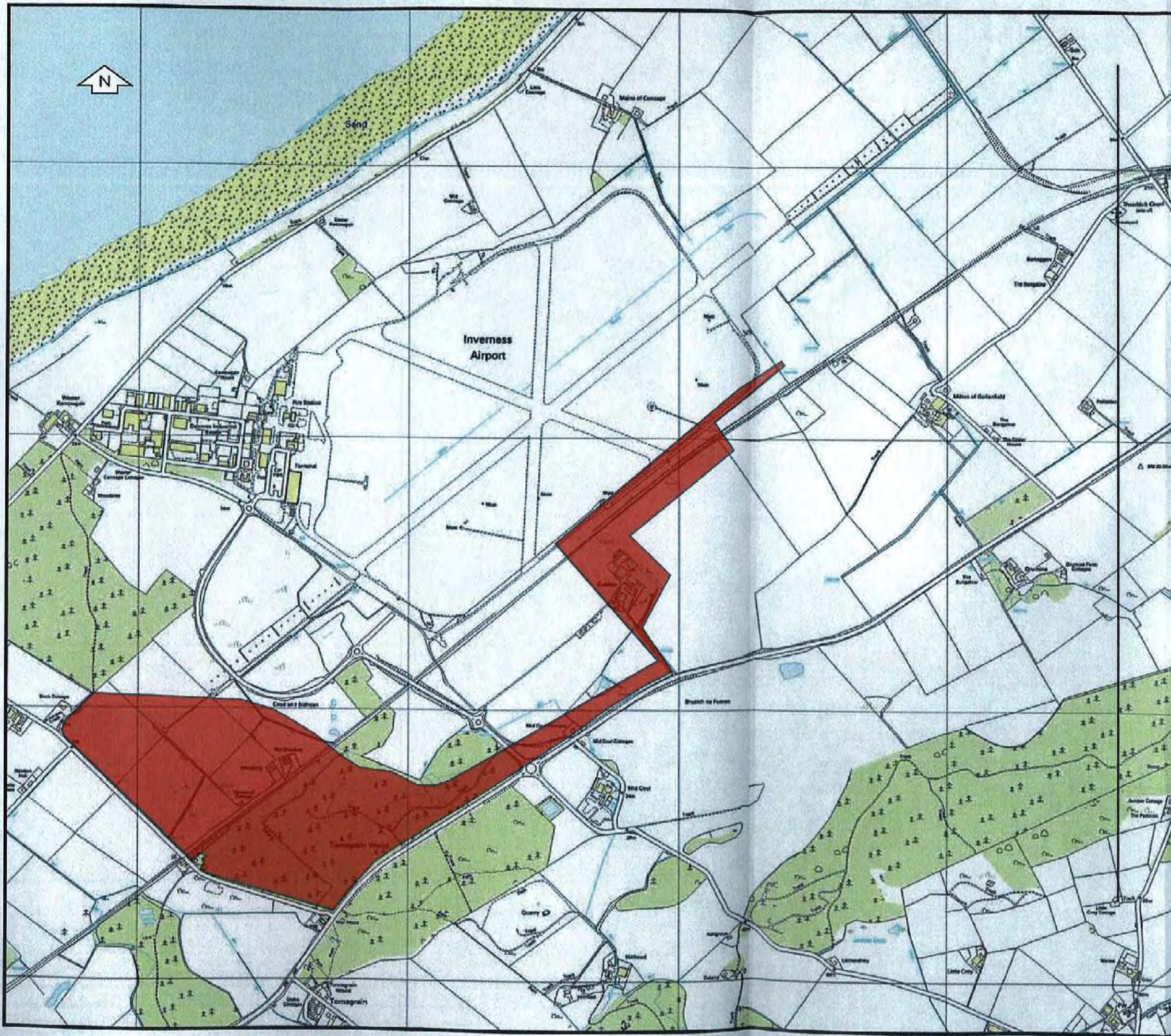
Thanks you.


Yours sincerely,



D L Black

Cc: Malcolm MacLeod, Development Plans Manager, The Highland Council.




 Additional Inverness Airport Economic Development Initiative Land (Inverness Local Plan 2006).

HLDP (Main Issues Report) 2009
Inverness Airport Business Park
Boundary Comparison

Plan TCL 1



Not to scale - 5th November 2009
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