

From: Gray, Neil [Neil.Gray@colliers.com]

Sent: 19 April 2011 14:33

To: imfldp

Cc: Malcolm MacLeod - Planning

Subject: Call for Sites Consultation - Submission on behalf of Scottish Prison Service (SPS)

Dear Sir / madam

Inner Moray Firth Local Development Plan (IMFLDP) – Call for Sites

On behalf of Scottish Prison Service (SPS) please find enclosed a representation promoting two projects which are site-focussed and which are relevant to the early stages of the IMFLDP. We have spoken with Malcolm MacLeod about the site opportunities that are being examined for locating a new community prison to serve the Highlands, within the Inverness area as part of the Highland Wide LDP process. Equally, the existing site at HMP Inverness (Porterfield) would become surplus and thus a redevelopment opportunity during the new IMFLDP plan.

Appendix 1 maps the general area of search being undertaken for a new community prison facility.

Appendix 2 maps SPS existing ownership at Porterfield, which would become surplus to requirements as part of the new prison project.

Please can you acknowledge receipt of the submission and keep me advised of any further participation opportunities whether that be to discuss the attached or to engage SPS further in the IMFLDP process.

Yours Sincerely

Neil Gray

[Neil Gray](#)

Associate Director | Planning

Direct +44 131 240 7503 | Mobile +44 7920 272488

Main +44 131 240 7500

neil.gray@colliers.com

Colliers International

39 George Street | Edinburgh EH2 2HN | United Kingdom

www.colliers.com/uk



Colliers International UK plc registered in England & Wales no. 4195561 Registered office: 9 Marylebone Lane, London, W1U 1HL

Confidentiality Notice: This communication and the information it contains: (a) is intended for the person(s) or Organisation(s) named above and for no other persons or organisations and, (b) may be confidential, legally privileged and protected by law. Unauthorised use, copying or disclosure of any of it may be unlawful. If you receive this communication in error, please notify us immediately, destroy any copies and delete it from your computer system.

This e-mail has been scanned for viruses by the [Email Protection Agency](#).

This service is powered by the Webroot Email Security Service.

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

Our Ref d0039147
Your Ref

39 George Street
Edinburgh EH2 2HN
www.colliers.com/uk

DDI +44 131 240 7503
MAIN +44 131 240 7500
FAX +44 131 240 7499
EMAIL neil.gray@colliers.com



19th April 2011

IMFLDP Call for Sites
Director of Planning and Development
Glenurquhart Road
Inverness
IV3 5NX

Also by email to:
Malcolm.macleod@highland.gov.uk

Dear Sir

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS AMENDED BY TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 2006

**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN – CALL FOR SITES
SCOTTISH PRISON SERVICE (SPS)**

Colliers International acts for the Scottish Prison Service (SPS) and is retained as planning advisor and property agent for a strategic project to identify and secure the delivery of a new modern prison facility in the Inverness area, to be known as HMP Highland. A new site is currently being identified for the long term. This will necessitate the future relocation of the current prison facility away from the existing HMP Inverness at Porterfield and will thus create land surplus to SPS requirements at that location.

The purpose of this representation to the Call for Sites consultation for the Inner Moray Firth Local Development Plan (IMFLDP) is twofold.

1. It makes suggestions about how the IMFLDP can help facilitate the location and development of a new HMP Highland in the Inverness area; and also
2. How the IMFLDP can help facilitate the future re-use of HMP Inverness at Porterfield.

Appendix 1 shows a site boundary for the 'area of search' identified for the new HMP Highland.
Appendix 2 shows a site boundary for HMP Inverness at Porterfield.

Strategic Framework

SPS fully supports the plan-led approach and to the processes adopted by Highland Council in setting a strategic framework for future land uses (i.e. the Highland Wide Local Development Plan) which will direct local land use proposals and management of future development through the IMFLDP.

SPS commissioned a strategic study of potential locations for a new HMP Highland in 2009. It examined the strengths and weaknesses of 12 sites across the Inverness area considered worthy of examination at that time. The sites were assessed against criteria such as location and context, compatibility with the development plan policies, ownership and availability and a series of criteria against which a new HMP Highland would be suited e.g. land area, position, fit, environmental designations, proximity to services especially public transport.

On the basis of the 2009 report findings, a short-list of sites was drawn up and negotiations commenced with the relevant owners. Appendix 1 shows the general location of sites identified and which meet the 2009 report criteria. Further discussions are ongoing with a view to securing an opportunity from these sites. These are introduced in the Call for Sites section overleaf.

With respect to development plan participation by SPS to date. Representations have been made to the Highland Wide Local Development Plan process (Main Issues Report (ID reference HWLDP-MIR-10)). A further representation dated 29th July to the Director of Planning in relation to the draft Proposed Plan supported the inclusion of references in the Proposed Plan to enable the principle of accommodating a new HMP Highland in the plan area.

SPS takes a degree of confidence from the broad support of Highland Council in delivering HMP Highland expressed in the HWLDP Proposed Plan as there are references in the HWLDP Proposed Plan Policy 10 to supporting the delivery of "institutional residential opportunities" in the context of Beechwood at East Inverness. However negotiations between the landowner and SPS have failed to produce a firm proposal for SPS to relocate to Beechwood. Nevertheless, it is considered the support of HWLDP in the context of enabling "institutional residential opportunities" should be maintained and if possible replicated in the Inner Moray Firth Local Development Plan. This may be accommodated in the General Policies section or the Spatial Strategy section.

As a consequence, it is considered HWLDP provides an effective basis for SPS to promote the site specific delivery of a new HMP Highland within the IMFLDP context in the Inverness Area.

With respect to promoting the re-use of HMP Inverness at Porterfield, SPS is of the view that future uses would fit strongly within the HWLDP development strategy in relation to re-use of land/property in highly accessible locations.

Call for Sites

A site for a new HMP Highland in the Inverness Area

Appendix 1 shows the broad area of search for a suitable site for HMP Highland. There have been around 12 sites examined for their suitability. None of the sites has been ruled out of the project at this stage. The broad location of these sites is outlined below:

Site Number	Location
1	Longman North, NE Inverness
2	Torvean, SW Inverness
3	Carse Industrial Estate, NW Inverness
4	East Inverness
5	Milton of Leys, south Inverness
6	Longman Core, North of centre
7	Craig Dunain, W Inverness
8	Ness-side, SW Inverness
9	Culduthel Slackbuie-S Inverness
10	Longman Harbour N Inverness
11	Rail Yards, North of Inverness centre
12	Dalcross, 7 miles NE Inverness

SPS would be grateful if these sites were acknowledged as having a potential future land use opportunity to accommodate an institutional residential facility such as HMP Highland. SPS would be happy to share further detail with Highland Council about these potential sites which were identified from its commissioning of a site assessment study in 2009.

The new facility would serve a wide geographical area and thus it is essential that it is centrally located (in the Highland context, Inverness being the administrative centre for the Highlands). The primary requirement for the site is it needs to be accessible and close to public transport links.

Although not essential, SPS has a preference for the new facility to be located close to Inverness Court House and Police stations.

The sites identified in Appendix 1 fulfil these broad land use and spatial requirements and are considered to be compatible with HWLDP Policy 35 Settlement Development Areas where proposals will be supported subject to detailed design considerations governed by HWLDP Policy 29.

HMP Inverness, Duffy Drive Porterfield INVERNESS IV2 3HH

Appendix 2 shows the red line boundary extent of the property owned by SPS, known as HMP Inverness. As part of the future delivery of a new HMP Highland, Porterfield will become surplus to requirements. This is likely to occur within the projected life of the new IMFLDP and hence it is considered appropriate that re-use of the site is considered in the context of the local plan.

The site measures 1.13 Hectares in area. It is surrounded on four sides by roads; Duffy Drive, Porterfield Bank, Argyle Terrace and Mitchell's Lane. Land at Duffy Drive also within the boundary is currently used as a car park. The prison is situated in a predominately residential area and dwelling houses straddle the roads opposite the prison walls. The neighbouring streets comprise residential terraced and detached, single and two storey housing.

The site is currently identified in the Inverness Local Plan 2006 for 'Special Uses' and is surrounded by land identified and protected for housing. The site is located within the Crown-Haugh proposed Conservation Area.

With respect to the compatibility of re-using the site for future uses under HWLDP Policy 43 Previously Used Land, such as housing, it is considered the HWLDP provides strategic support to redevelopment of the site. Paragraph 20.5 of the HWLDP Proposed Plan considers previously used land. The Proposed Plan states this is "land that was developed but is now vacant or derelict or land currently in use with known potential for redevelopment". As a brownfield site, it is considered the Plan offers support to the redevelopment of a site such as Porterfield to balance the necessary release of greenfield land within the major growth areas of Inverness.

At this early stage, it is envisaged the potential future uses may include:

- Residential – high to medium density compatible with the surroundings, of different types and tenures
- Community uses – in relation to culture, sport or education as required.
- Retailing – serving local convenience such as in compliance with HWLDP Policy 31 (Retail Development)
- Specific needs housing, such as in compliance with HWLDP Policy 38 (Accommodation for an aging population).

I would also be grateful if you would acknowledge receipt of this representation and offer back any advice or feedback in relation to the points raised. Should it assist matters, we would be very happy to meet with you / your Inner Moray Firth Local Development Plan team to examine the broad land use requirements for HMP Highland and for the compatibility of the future uses envisaged for HMP Inverness (Porterfield). If you wish to discuss any aspect of the project or content of this representation, then please contact Anthony Aitken or myself.

Yours Sincerely


Neil Gray MRTPI
ASSOCIATE DIRECTOR

cc. Mike Bain, Scottish Prison Service, Angela Archibald, Scottish Prison Service

Appendix 1 – Potential Sites for new HMP Highland



Sites numbered 1 through to 12 are broadly described in the accompanying representation text.

Appendix 2 – HMP Inverness (Porterfield), Duffy Drive, Inverness IV2 3HH.

