

Issue 3	City Centre Development		
Development plan reference:	Policy 3 (Para 9.7, Page 24)	Reporter:	
Body or person(s) submitting a representation raising the issue (including reference number)			
Health and Safety Executive (HSE) (53), CB Richard Ellis for Grosvenor Eastgate Unit Trust (193), Scottish Environment Protection Agency (SEPA) (326)			
Provision of the development plan to which the issue relates:		Inverness City Centre	
Councils summary of the representation(s):			
<p><u>HSE (53)</u></p> <ul style="list-style-type: none"> • Reports its duty to ensure that unsuitable (in terms of type and scale) developments are not proposed within the consultation distances of major hazard sites and pipelines. Quotes legal support for position from EC Directive 96/82 which requires the UK to take account of the objectives of preventing major accidents and limiting the consequences of such accidents in land use policies. Sensitive uses are residential and those frequented by the public. <p><u>CB Richard Ellis Ltd for Grosvenor Eastgate Unit Trust (193)</u></p> <ul style="list-style-type: none"> • Fully supports this policy - the Council should do all that is in their power to ensure that the city centre benefits from new development. The city centre must continue to evolve to ensure vitality and viability is maintained and enhanced. <p><u>SEPA (326)</u></p> <ul style="list-style-type: none"> • Objects to allocation unless a developer requirement is added to include a pre-determination flood risk assessment. • Also requests that the policy should require that if that assessment reveals any land that falls within the functional flood plain (as defined by Scottish Planning Policy) then that land should not be developed. 			
Modifications sought by those submitting representations:			
<ul style="list-style-type: none"> • Amendment to policy to exclude possibility of residential use and any others that include congregation of the public within the consultation distance of the gas pipeline (assumed). • Additional text to require: a pre-determination flood risk assessment; that if that assessment reveals any land that falls within the functional flood plain (as defined by Scottish Planning Policy) then that land should not be developed. 			
Summary of responses (including reasons) by Planning Authority:			

- The City Centre lies outwith the consultation distance of the Cromwell Road petrol storage site, the aviation fuel pipeline and the high pressure gas pipeline. The gas holder on harbour road lies adjacent to the area of land enclosed by the city centre allocation, albeit that no development is actively proposed in this area (railway lines). However, development affecting HSE Hazardous Installation and Pipelines will be assessed under the Physical Constraints Policy and Supplementary Guidance (see Policy 31).
- The Council is working with city centre business interests to prepare a City Centre Development Brief. This will highlight opportunities for regeneration and redevelopment within the city centre. This work is underway at present.
- The Plan's General Policy 65 Flood Risk, already sets out adequate policy coverage. It includes the requirement for a Scottish Planning Policy compliant flood risk assessment for developments within any 1 in 200 year flood risk area. The Council is aware of the risk and an initial Flood Scheme for tidal and fluvial flooding has been prepared for the River Ness. This is awaiting capital funding in order for it to be implemented.

Any further plan changes commended by the council

- It may be appropriate, given that the Inverness Local Plan will be updated by the Inner Moray Firth Local Development Plan (as indicated in the Council's [Development Plan Scheme](#)), to remove the reference to the Inverness Local Plan within the wording of Policy 3. Policy 3 would therefore read:

"The Council will support development proposals for the city centre which maintain and strengthen its vitality and viability. Supplementary Guidance will be prepared by the Council to highlight specific opportunities for redevelopment and enhancement".

Reporter's conclusions:

--

Reporter's recommendations:

--