

Agenda Item	4
Report No	CIA/62/13

UPDATE ON DEVELOPMENT BRIEFS FOR REGENERATION SITES IN INVERNESS

Report by Director of Planning and Development

SUMMARY

This report sets out the work which will be undertaken to shape future regeneration and renewal in the Muirtown and South Kessock and the Inshes and Raigmore areas of Inverness. It also updates members on progress with work at Longman Core and East Longman. Committee is asked to endorse the proposals, contribute to the scoping work and agree that the development briefs are reported back to this Committee at the appropriate time in order that they be adopted as Supplementary Guidance in due course.

1. Background

1.1 The City of Inverness has a major role to play in delivering the vision as set out in the Highland-wide Local Development Plan for the Inner Moray Firth area. While consolidation of the City continues through development around the southern edge of the City there is a need to look to the regeneration and renewal of specific areas of the City. The Highland-wide Local Development Plan sets out the four regeneration sites in the City as (see Appendix 1):

- City Centre
- Former Longman Landfill and Longman Core (Longman Corridor)
- Muirtown and South Kessock
- Inshes and Raigmore

This paper focuses on the delivery of Development Briefs for Muirtown and South Kessock and Inshes and Raigmore which will be prepared during 2014.

1.2 The Council's Programme for 2012-2017 "Working Together for the Highlands" makes a commitment to support the development of our urban centres, and places local communities at the forefront of these processes. Production of these development briefs is one way in which we are delivering this commitment.

2. Process and Content

2.1 The boundary for each development brief is shown in Appendix 1. These boundaries have been discussed with Local Members and amended following their comments. The timescales for preparation of the development briefs can be found below. It is the intention that the production of these development briefs will be twin tracked to ensure best use of resources in relation to publicity of events/statutory notices.

Key Milestone	Timescale
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Report to City of Inverness and Area Committee to launch the project	December 2013
Liaison with key partners and community groups	January 2014
Hold “design for change” event	Late February 2014
Report draft Development Briefs to City of Inverness and Area Committee	June 2014
Public consultation on draft Development Briefs	June-July 2014
Report back findings of consultation and agree Development Briefs	September 2014
Completion of Statutory Procedures (including submission to Scottish Ministers)	September 2014
Adoption as Statutory Supplementary Guidance at Planning, Environment and Development Committee	November 2014

The new development briefs will involve significant public engagement and consultation, final details of which are still to be agreed. Both development briefs demand a significant level of member engagement and involvement to ensure we can deliver high quality development on the ground which will help regenerate and renew these areas of the City.

- 2.2 It is intended that both Development Briefs will be adopted as statutory Supplementary Guidance to the Highland-wide Local Development Plan and/or the Inner Moray Firth Local Development Plan, following completion of public consultation, due consideration by this committee, clearance from Scottish Ministers and final adoption at the Planning, Environment and Development Committee.
- 2.3 The content and style of each development brief will be tailored to the particular circumstances and challenges which need to be addressed. Below is a summary of the approach and issues to be addressed in each Development Brief:

Muirtown and South Kessock

The Council will be working in partnership with Scottish Canals to deliver this development brief. To date this joint working has secured match funding from the Scottish Government’s Charrette Mainstreaming programme to facilitate delivery of a “Design for Change” event.

The key challenges and opportunities in this area are:

- Delivery of leisure, tourism and housing led regeneration around Muirtown Basin;
- The need to address complex movement patterns in the area on both land and water;
- The need to improve walking and cycling connections both to, from, and within the area.
- The protection and enhancement of the natural, built and cultural heritage of the area.

Inshes and Raigmore

This development brief will be informed through a “Design for Change” event which will seek to engage the community, as well as the private and public sector land owners in the area, to draw up a Masterplan for future land uses and transport movements in the area.

The key challenges and opportunities in this area are:

- Delivery of a solution to the local and trunk road network issues, including Inshes Roundabout and an A9/A96 Link;
- Ensure the vitality and viability of the area as a significant employment hub for Inverness;
- Need to improve connections by walking and cycling both within and outwith the area;
- Delivery of a solution to address flood risk in the area.

2.4 The approaches taken seek to bring together all interested parties to ensure the delivery of a shared and deliverable Masterplan for the areas affected. The ultimate output of this work will be statutorily adopted development briefs for Muirtown and South Kessock and Inshes and Raigmore.

2.5 Alongside work on these two development briefs, work is progressing in partnership with the public and private sector with regard to the other regeneration sites as set out in paragraph 1.1 of this report. This includes:

- Longman Corridor – consideration of future land uses of the former landfill and the Longman “core” including transport enhancements (park & ride), location of new prison, and a new industrial area, linking with the existing Longman industrial area as well as consideration of future opportunities closer to the City Centre such as the Inverness College site.
- City Centre – An update to the Inverness City Centre Development Brief informed by work on the Land Use and Transport Strategy for Inverness.

3. Legal, Equality, Carbon Clever, Climate Change and Resource implications

3.1 The documents will be required to undergo due process with regard to Strategic Environmental Assessment and Habitats Regulations Appraisal. These processes have been commenced and will be concluded at the appropriate time.

3.2 There are no known direct legal or equality implications arising from this report.

3.3 Resources to deliver the development briefs identified in this report are available in the Planning and Development Service budget. For the Muirtown and South Kessock Development Brief this is being supplemented by funding from Scottish Canals and match funding from the Scottish Government’s Charrette Mainstreaming Programme. This external funding amounts to £28,000.

3.4 In regard to equalities, any design for development will take into account access requirements for individuals with disabilities and vulnerable user groups.

3.5 These development briefs will look at the wider active travel connections from these areas to other service centres within the City of Inverness helping to mitigate the impact of climate change by reducing traffic congestion, improving journey times and support is active travel through cycling and walking and thereby

reducing the carbon footprint of the City.

3.6 There are no risks identified at this stage of the work.

3. Recommendation

3.1 The Committee is invited to:

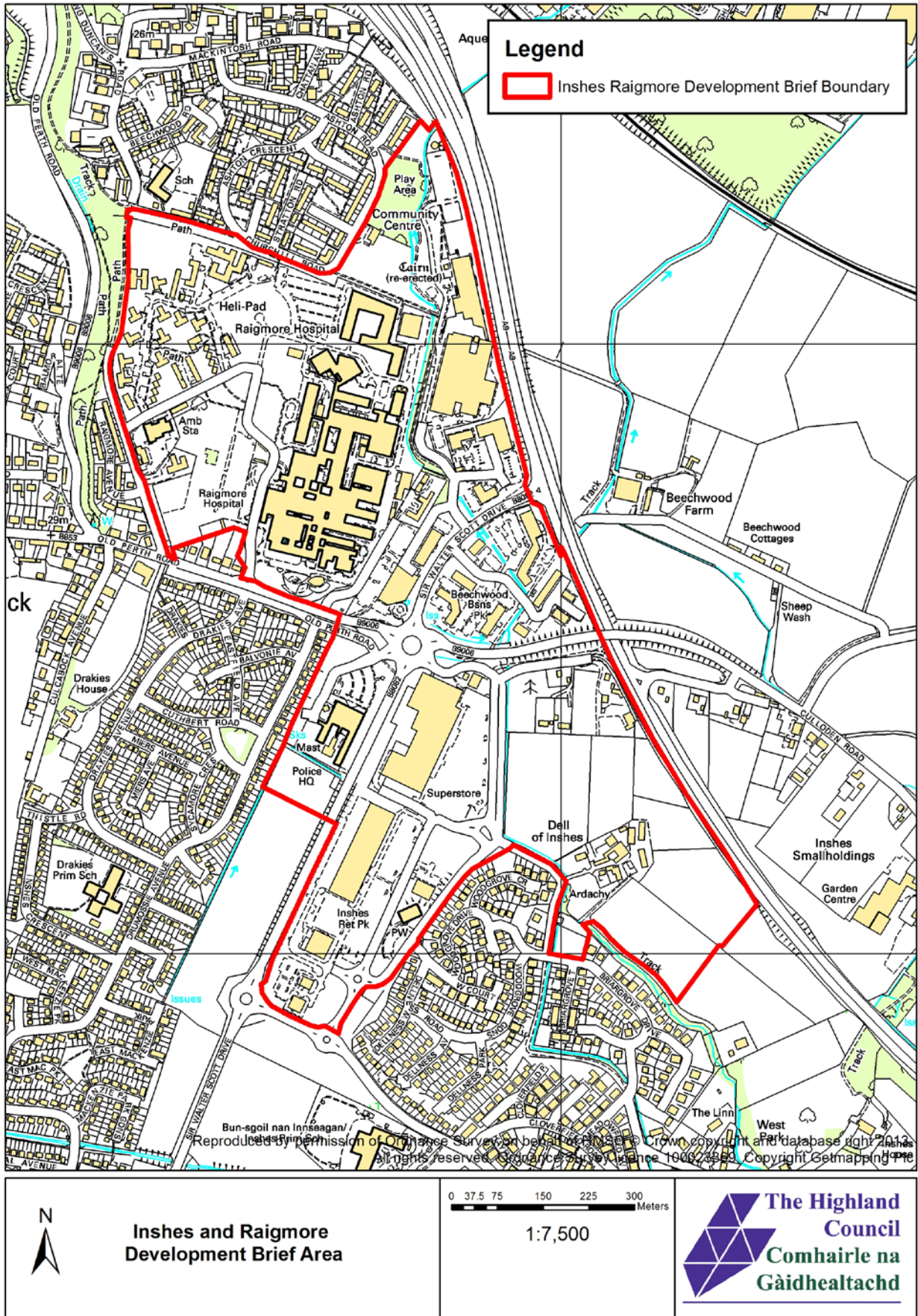
- I. Endorse the proposals for future work on development briefs for regeneration sites in Inverness.
- II. Contribute to the scope and content of the proposed development briefs; and
- III. Agree that reports are brought back to this committee providing updates on the development briefs in line with the timescales set out in in this report.

Designation: Director of Planning and Development


Date: 26 November 2013

Author: Simon Hindson, Planner

Appendix 1 - Development Brief Boundaries





<p>Muirtown and South Kessock Development Brief Area</p>	<p>0 45 90 180 270 360 Meters</p> <p>1:9,000</p>	 <p>The Highland Council Comhairle na Gàidhealtachd</p>
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