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| Agenda Item | 5.1 |
| Report No | PLS/14/25 |

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 02 April 2025

Report Title: 25/00313/PAN: Highlands & Islands Enterprise
Land 310M East of Inverness College UHI, 1 Inverness Campus
Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Phase 2 of Inverness Campus comprising up to 70,000sqm of Commercial (Class 4) floorspace, 8,000sqm of Hotel (Class 7) floorspace, 3,000sqm of Ancillary (Class 1/3/10) floorspace and 2,500sqm of Academic (Class 10) floorspace, associated infrastructure, including landscaping and green space, sustainable urban drainage, utilities and access

Ward: 19 – Inverness South

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 27 January 2025. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Location Plan
 - Draft Masterplan
- 1.4 The prospective developer held the first public event on Friday 07 February 2025 at An Lochran, 10 Inverness Campus, with a second event following on Friday 21 February and Saturday 22 February 2025 at the same location. The advertisement for both events is stated as being published in the Inverness Courier in accordance with the statutory timescales.
- 1.5 The applicant has intimated that the PAN was served on the following community councils – Raigmore; Smithton; and Cradlehall & Westhill, as well as local Elected Members, MP and MSPs on 27 January 2025.
- 1.6 Any subsequent application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a major development. The proposed development is for the construction of a rail sidings yard, connection to the main line, associated gantry crane and associated infrastructure works and facilities.
- 2.2 The submitted PAN indicates that the proposal comprises the development of phase 2 of the Campus to provide up to 70,000sqm of Commercial (Class 4) floorspace, 8,000sqm of Hotel (Class 7) floorspace, 3,000sqm of Ancillary (Class 1/3/10) floorspace and 2,500sqm of Academic (Class 10) floorspace, associated infrastructure, associated landscaping and green space, sustainable urban drainage, utilities and access.

The submitted location plan and draft masterplan includes areas extending beyond the boundary of the original 2009 planning permission in principle for the Campus but is in line with land identified for future development in the Inner Moray Firth Local Development Plan 2.

3. SITE DESCRIPTION

- 3.1 The site includes several undeveloped plots within Phase 1 of the Campus but largely consists of areas of agricultural land and scrubland located to the north, east,

and south of the existing developed campus area. The eastern boundary is defined by Cauldfield Road North. The northern expansion area leads across the Aberdeen to Inverness railway line and extends just beyond the proposed East Link Road where it connects with Eastfield Way. The southern expansion area is defined by the B9006 Culloden Road and includes land parcels either side of the main access to the Campus.

4. DEVELOPMENT PLAN

The following policies are relevant to the assessment of the application.

4.1 National Planning Framework 4 (2023)

- 1 – Tackling Climate Change
- 2 – Climate Mitigation and Adaptation
- 3 – Biodiversity
- 5 – Soils
- 7 – Historic assets and places
- 13 – Sustainable transport
- 14 – Design, quality and place
- 15 – Local living and 20 minute neighbourhoods
- 18 – Infrastructure first
- 19 – Heat and cooling
- 20 – blue and green infrastructure
- 26 – Business and industry
- 27 – City, town local and commercial centres

4.2 Highland Wide Local Development Plan 2012

- 9 – A96 Corridor – Phasing and Infrastructure
- 10 – Beechwood Campus
- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 31 – Developer Contributions
- 34 – Settlement Development Areas
- 41 – Business and Industrial Land
- 51 – Trees and Development
- 56 – Travel
- 57 – Natural, Built & Cultural Heritage
- 58 – Protected Species
- 59 – Other Important Species
- 61 – Landscape
- 64 – Flood Risk
- 65 – Waste Water Treatment
- 66 – Surface Water Drainage

4.3 Inner Moray Firth Local Development Plan2 2024

- 1 – Low and Zero Carbon Development
- 2 – Nature Protection, Restoration and Enhancement
- 3 – Water and Waste Water Infrastructure Impacts in the Nairn and Inverness Areas
- 8 – Placemaking
- 9 – Delivering Development and Infrastructure

14 – Transport
15 – Development Briefs

4.4 **Highland Council Supplementary Planning Policy Guidance**

- Developer Contributions (Nov 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Trees, Woodlands and Development (Jan 2013)
- Sustainable Design Guide (Jan 2013)
- Biodiversity Enhancement Planning Guidance (May 2024)

4.5 **Development Briefs**

- Inverness East (Jun 2018)

4.6 **Scottish Government Planning Guidance**

- PAN 60 – Planning for Natural Heritage (Jan 2008)
- Creating Places (2013)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)
- Biodiversity: draft planning guidance (2023)
- Developing with Nature Guidance (NatureScot 2023)
- Local living and 20 minute neighbourhoods (2024)

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- (a) Development Plan and other planning policies;
 - (b) Roads and transport, including active travel connections and modal shift from reliance on private car and excessive parking requirements;
 - (c) Flood risk and drainage impacts;
 - (d) Biodiversity enhancement;
 - (e) Trees and woodland;
 - (f) Built, natural, and cultural heritage; and
 - (g) High quality siting, layout and design.

6. **CONCLUSION**

- 6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7. IMPLICATIONS

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

8. RECOMMENDATION

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature: David Mudie
Designation: Area Planning Manager – South
Author: John Kelly
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice Form
Plan 2 – Location Plan
Plan 3 – Draft Masterplan

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

I have read and understood the privacy notice.

Contact Details

| | | | |
|-----------|---|---------|--|
| Applicant | Highlands & Islands Enterprise | Agent | Turnberry Consulting Limited |
| Address | An Lòchran 10 Inverness Campus Inverness IV2 5NA | Address | 41-43 Maddox Street London W1S 2PD |
| Phone | c/o agent | Phone | 0207 493 6693 |
| Email | c/o agent | Email | tashley@turnberryuk.com |

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Land 310M East of Inverness
College UHI
1 Inverness Campus
Inverness

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Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Application for Planning Permission in Principle for Phase 2 Inverness Campus comprising up to 70,000sqm of Commercial (Class 4) floorspace; up to 8,000sqm of Hotel (Class 7) floorspace; up to 3,000sqm of Ancillary (Class 1/3/10) floorspace; and upto 2,500sqm of Academic (Class 10) floorspace; associated infrastructure including landscaping and green space, sustainable urban drainage, utilities and access.

Please see attached draft masterplan.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?
If yes, please provide a copy of this Opinion.

Yes No

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

| Community Council/s | Date Notice Served |
|--|---------------------------|
| Raigmore Community Council Smithton Community Council Cradlehall & West Hill Community Council | 27/1/25 |
| Local Elected Members | Date Notice Served |
| Ian Brown (Inverness Millburn) David Gregg (Inverness Millburn) Isabelle Mackenzie (Inverness Millburn) Ken Gowans (Inverness South) Duncan Macpherson (Inverness South) Duncan McDonald (Inverness South) Andrew Sinclair (Inverness South) | 27/1/25 |
| Members of Scottish Parliament and Members of Parliament | Date Notice Served |

| | |
|--|---------------------------|
| Fergus Ewing (MSP for Inverness & Nairn) | 27/1/25 |
| Angus MacDonald (MP Inverness, Skye and West Ross-shire) | |
| Names / details of other parties | Date Notice Served |
| | |

| Details of Proposed Consultation | | |
|--|---|---|
| Proposed Public Event 1 | Venue | Date and Time |
| Public exhibition | An Lòchran 10 Inverness Campus Inverness IV2 5NA | Friday 7 th February 2025 10.00 – 16.00 |
| Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i> | Venue | Date and Time |
| Public exhibition | An Lòchran 10 Inverness Campus Inverness IV2 5NA | Friday 21 st February 2025 11.00 – 18.00 & Saturday 22 nd February 2025 10.00 – 14.00 |

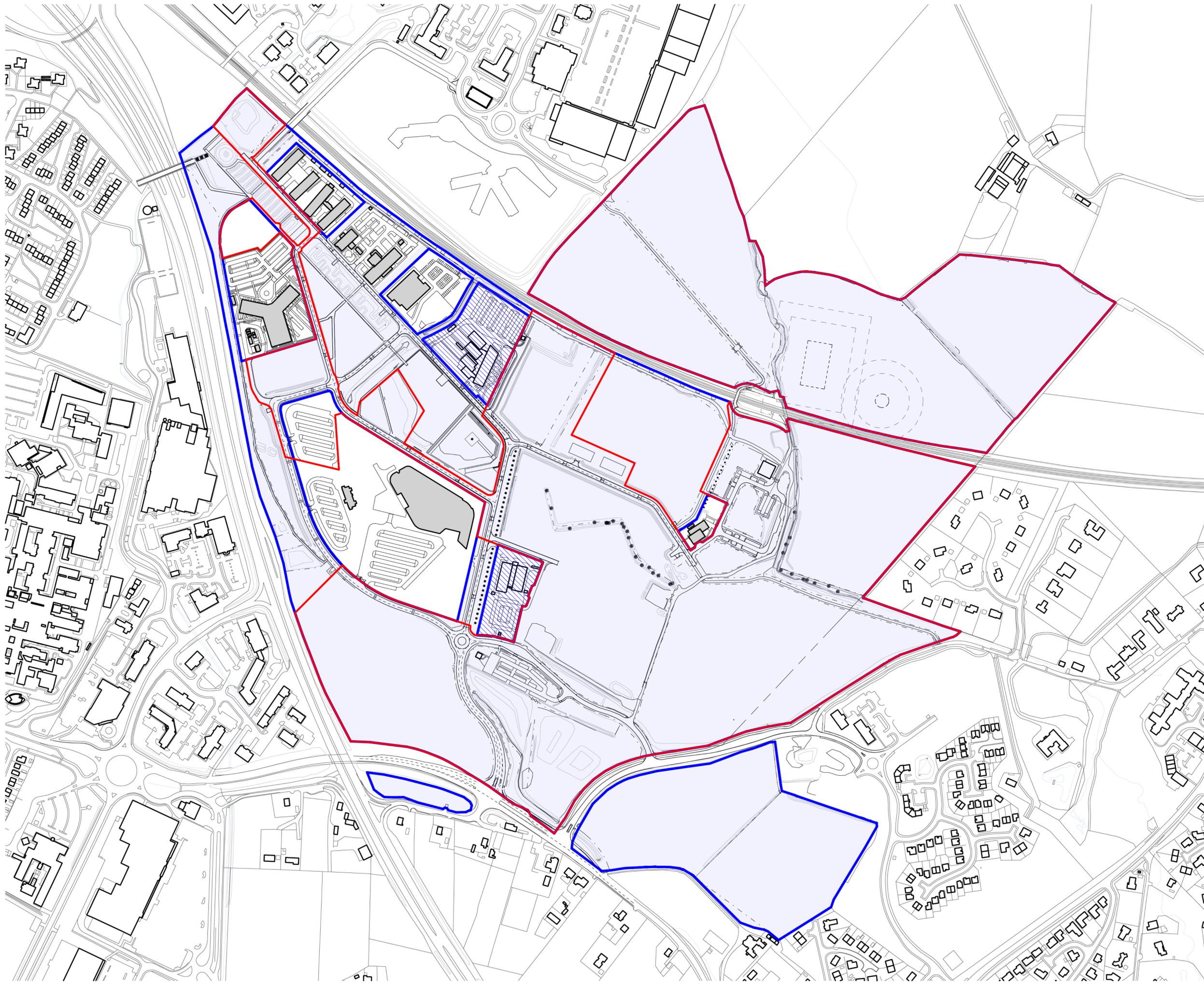
| Publication of Event | | |
|---|--------------------------|---------------------------------------|
| Newspaper Advert | Name of Newspaper | Advert Date |
| Public Exhibition 1 | Inverness Courier | Friday 31 st January 2025 |
| Public Exhibition 2 | Inverness Courier | Friday 14 th February 2025 |
| Details of any other consultation methods (date, time and with whom) | | |
| | | |

Councillor and Community Council invitation event will take place on Thursday 23rd January 2025. This will comprise an advanced viewing of the public exhibition, with members of the team on hand to answer questions.

| | | | |
|--------|---|------|-------------------|
| Signed |  | Date | 27/01/2025 |
|--------|---|------|-------------------|

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| REVISION | | | |
|----------|----------|--|----------|
| P01 | 12.12.23 | Issued for information | HRB RK |
| P02 | 17.03.24 | Added HMP, updated adj. roundabout, added scheduled monument | HRB RK |
| P03 | 04.04.24 | Revised Planning Boundary | HRB TD |
| P04 | 12.04.24 | Revised Ownership & Planning boundaries re. TA comments received 10.04.24 & 11.04.24 | HRB RK |
| P05 | 15.04.24 | Issued for Pre-App Sketchbook | MMac HRB |
| | 29.04.24 | Revised Planning Boundary re. CL comments | MMac HRB |
| P06 | 06.06.24 | Revised Partial Ownership Boundary re. CL comment | HRB RK |



| Boundary Areas | |
|----------------------------|---------------|
| Name | Area |
| Ownership Boundary | 75.40 hectare |
| Partial Ownership Boundary | 2.13 hectare |
| Planning Boundary | 56.28 hectare |

- Partial Ownership Boundary
- Planning Boundary
- Ownership Boundary



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| SCALE | DATE | DRAWN | CHECKED |
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| 1 : 2500 @A1 | 12.12.23 | HRB | RK |

PROJECT
Inverness Campus

| DRAWING | DRAWING Rev. |
|---------------|--------------|
| Location Plan | P06 |

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| REVISION | | | | |
|--------------|---|------|-----|--|
| 20.03.24 | Issued for information | HRB | RK | |
| P01 22.03.24 | Updated based on DTM feedback | HRB | RK | |
| P02 08.04.24 | Revised Plot 15, Plot 18/19 and Plot 20B | HRB | RK | |
| P03 15.04.24 | Issued for Pre-App Sketchbook | MMac | HRB | |
| 29.04.24 | Revised Planning Boundary re. CL comments | MMac | HRB | |
| P04 06.06.24 | Revised Partial Ownership Boundary re. CL comment | HRB | RK | |
| P05 13.08.24 | Updated Masterplan | MMac | HRB | |

| Post-ELR Scenario Areas | | | | |
|-------------------------|------------|------------------------|---------|------------------------|
| Plot | Function | Footprint | Storeys | Building Area |
| 01 | Academic | 1250 m ² | 2 | 2500 m ² |
| | | 1250 m ² | | 2500 m ² |
| 03 | Commercial | 1000 m ² | 3 | 3000 m ² |
| 03 | Commercial | 1000 m ² | 3 | 3000 m ² |
| | | 2000 m ² | | 6000 m ² |
| 06A | Commercial | 500 m ² | 3 | 1500 m ² |
| 06A | Commercial | 165 m ² | 3 | 555 m ² |
| | | 685 m ² | | 2055 m ² |
| 11 | Commercial | 400 m ² | 2 | 800 m ² |
| | | 400 m ² | | 800 m ² |
| 12 | Commercial | 1766.67 m ² | 3 | 5300 m ² |
| | | 1766.67 m ² | | 5300 m ² |
| 13 | Ancillary | 225 m ² | 2 | 450 m ² |
| 13 | Ancillary | 825 m ² | 2 | 1650 m ² |
| | | 1050 m ² | | 2100 m ² |
| 14C-J | Commercial | 145 m ² | 2 | 290 m ² |
| 14C-J | Commercial | 460 m ² | 2 | 920 m ² |
| 14C-J | Commercial | 114 m ² | 2 | 228 m ² |
| 14C-J | Commercial | 145 m ² | 2 | 290 m ² |
| 14C-J | Commercial | 141 m ² | 2 | 282 m ² |
| 14C-J | Commercial | 304 m ² | 2 | 608 m ² |
| 14C-J | Commercial | 101 m ² | 2 | 202 m ² |
| 14C-J | Commercial | 76 m ² | 2 | 152 m ² |
| | | 1500 m ² | | 3000 m ² |
| 15 | Commercial | 800 m ² | 3 | 2400 m ² |
| 15 | Commercial | 420 m ² | 2 | 840 m ² |
| | | 1220 m ² | | 3240 m ² |
| 16A | Commercial | 600 m ² | 3 | 1800 m ² |
| | | 600 m ² | | 1800 m ² |
| 16B | Commercial | 544 m ² | 2 | 1088 m ² |
| | | 544 m ² | | 1088 m ² |
| 16C | Commercial | 500 m ² | 2 | 1000 m ² |
| | | 500 m ² | | 1000 m ² |
| 17A/B | Commercial | 369.06 m ² | 2 | 738.13 m ² |
| 17A/B | Commercial | 660.94 m ² | 2 | 1361.87 m ² |
| 17A/B | Commercial | 755 m ² | 2 | 1510 m ² |
| | | 1825 m ² | | 3610 m ² |
| 18/19 | Commercial | 932.5 m ² | 3 | 2797.5 m ² |
| 18/19 | Commercial | 1046.67 m ² | 3 | 3140 m ² |
| 18/19 | Commercial | 932.5 m ² | 3 | 2797.5 m ² |
| | | 2911.67 m ² | | 8735 m ² |
| 20B | Commercial | 650 m ² | 2 | 1200 m ² |
| 20B | Commercial | 500 m ² | 2 | 1000 m ² |
| | | 1100 m ² | | 2200 m ² |
| 21 | Ancillary | 450 m ² | 2 | 900 m ² |
| | | 450 m ² | | 900 m ² |
| 22 | Commercial | 1200 m ² | 3 | 3600 m ² |
| 22 | Commercial | 844 m ² | 3 | 2832 m ² |
| | | 2144 m ² | | 6432 m ² |
| 23 | Commercial | 1000 m ² | 3 | 3000 m ² |
| 23 | Commercial | 1000 m ² | 3 | 3000 m ² |
| | | 2000 m ² | | 6000 m ² |
| 24 | Commercial | 300 m ² | 2 | 600 m ² |
| 24 | Commercial | 300 m ² | 2 | 600 m ² |
| 24 | Commercial | 300 m ² | 2 | 600 m ² |
| 24 | Commercial | 300 m ² | 2 | 600 m ² |
| 24 | Commercial | 300 m ² | 2 | 600 m ² |
| 24 | Commercial | 1700 m ² | 1 | 1700 m ² |
| 24 | Commercial | 1700 m ² | 1 | 1700 m ² |
| 24 | Commercial | 1700 m ² | 1 | 1700 m ² |
| 24 | Commercial | 1970 m ² | 1 | 1970 m ² |
| 24 | Commercial | 1970 m ² | 1 | 1970 m ² |
| | | 12540 m ² | | 14340 m ² |
| 25 | Commercial | 1200 m ² | 2 | 2400 m ² |
| 25 | Commercial | 1000 m ² | 2 | 2000 m ² |
| | | 2200 m ² | | 4400 m ² |
| 26 | Hotel | 2666.67 m ² | 3 | 8000 m ² |
| | | 2666.67 m ² | | 8000 m ² |
| | | 39333 m ² | | 83500 m ² |

Total: 50

- Partial Ownership Boundary
- Planning Boundary
- Ownership Boundary
- Plot Boundaries
- Existing Buildings
- Path
- Water
- SUDS
- Green Space
- Trees
- Green Buffer Zone

0 50 100 150m

Scale 1:2500

SKETCH

SCALE As indicated @A1 DATE 18.03.24 DRAWN HRB CHECKED RK

PROJECT Inverness Campus

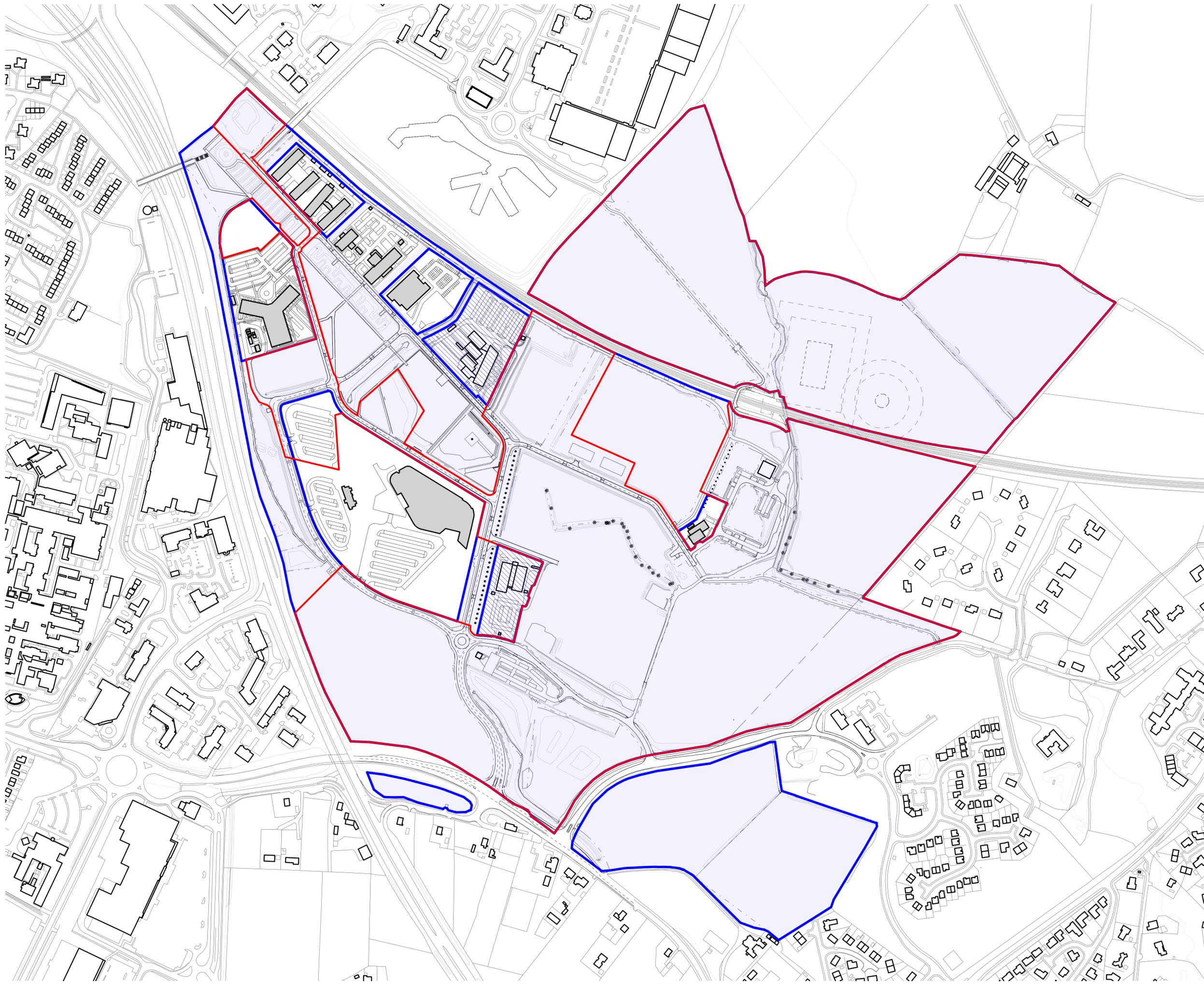
DRAWING Post-ELR Scenario DRAWING Rev. P05

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| REVISION | | | | |
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| Partial Ownership Boundary | 2.13 hectare |
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- Partial Ownership Boundary
- Planning Boundary
- Ownership Boundary



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| 1 : 2500 @A1 | 12.12.23 | HRB | RK |

PROJECT
Inverness Campus

| DRAWING | DRAWING Rev. |
|---------------|--------------|
| Location Plan | P06 |

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| P01 | 20.03.24 | Issued for information | HRB | RK |
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| | | 1250 m ² | | 2500 m ² |
| 03 | Commercial | 1000 m ² | 3 | 3000 m ² |
| 03 | Commercial | 1000 m ² | 3 | 3000 m ² |
| | | 2000 m ² | | 6000 m ² |
| 06A | Commercial | 500 m ² | 3 | 1500 m ² |
| 06A | Commercial | 185 m ² | 3 | 555 m ² |
| | | 685 m ² | | 2055 m ² |
| 11 | Commercial | 400 m ² | 2 | 800 m ² |
| | | 400 m ² | | 800 m ² |
| 12 | Commercial | 1768.67 m ² | 3 | 5306 m ² |
| | | 1768.67 m ² | | 5306 m ² |
| 13 | Ancillary | 225 m ² | 2 | 450 m ² |
| 13 | Ancillary | 825 m ² | 2 | 1650 m ² |
| | | 1050 m ² | | 2100 m ² |
| 14C-J | Commercial | 140 m ² | 2 | 280 m ² |
| 14C-J | Commercial | 460 m ² | 2 | 920 m ² |
| 14C-J | Commercial | 114 m ² | 2 | 228 m ² |
| 14C-J | Commercial | 149 m ² | 2 | 298 m ² |
| 14C-J | Commercial | 147 m ² | 2 | 294 m ² |
| 14C-J | Commercial | 304 m ² | 2 | 608 m ² |
| 14C-J | Commercial | 101 m ² | 2 | 202 m ² |
| 14C-J | Commercial | 76 m ² | 2 | 152 m ² |
| | | 1500 m ² | | 3000 m ² |
| 15 | Commercial | 800 m ² | 3 | 2400 m ² |
| 15 | Commercial | 420 m ² | 2 | 840 m ² |
| | | 1220 m ² | | 3240 m ² |
| 16A | Commercial | 800 m ² | 3 | 1800 m ² |
| | | 500 m ² | | 1500 m ² |
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| | | 500 m ² | | 1000 m ² |
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| | | 1835 m ² | | 3670 m ² |
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| | | 2911.67 m ² | | 8735 m ² |
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| | | 1100 m ² | | 2200 m ² |
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| | | 450 m ² | | 900 m ² |
| 22 | Commercial | 1200 m ² | 3 | 3600 m ² |
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| 24 | Commercial | 1700 m ² | 1 | 1700 m ² |
| 24 | Commercial | 1700 m ² | 1 | 1700 m ² |
| 24 | Commercial | 1700 m ² | 1 | 1700 m ² |
| 24 | Commercial | 1970 m ² | 1 | 1970 m ² |
| 24 | Commercial | 1970 m ² | 1 | 1970 m ² |
| | | 12540 m ² | | 14340 m ² |
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| | | 39333 m ² | | 83500 m ² |

Total: 50

- Partial Ownership Boundary
- Planning Boundary
- Ownership Boundary
- Plot Boundaries
- Existing Buildings
- Path
- Water
- SUDS
- Green Space
- Trees
- Green Buffer Zone

0 50 100 150m

Scale 1:2500

SKETCH

SCALE As indicated DATE 18.03.24 DRAWN HRB CHECKED RK @A1

PROJECT Inverness Campus

DRAWING Post-ELR Scenario DRAWING Rev. P05

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