

An aerial photograph of the Inverness campus and surrounding landscape. The image shows a mix of urban development, green spaces, and a large body of water in the background. A large white number '6' is overlaid on the left side, and the word 'Masterplan' is written in white text on the right side.

6 Masterplan

Masterplan

6.1 Phase 2 Masterplan

The proposed Phase 2 masterplan is shown to the right. This scenario is for illustrative purposes only and is not for approval.





Masterplan

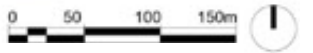
6.2 Pre East Link Road

The proposed Phase 2 Pre-ELR masterplan is shown to the right. This scenario is for illustrative purposes only and is not for approval.

How the Plots will be phased to come forward within Phase 2 is important, particularly in respect of the amount of new development that can be delivered ahead of the construction of the East Link Road.

This drawing sets out HIE's current thinking on the phasing of the delivery of plots ahead of the construction of the East Link Road, which is indicative only, and is not intended to preclude alternative plots coming forward for development. This is focused on taking advantage of the benefits of the Green Freeport and responding to the demands of potential tenants.





Masterplan

6.3 Post East Link Road

The proposed Phase 2 Post-ELR masterplan is shown to the right. This scenario is for illustrative purposes only and is not for approval.

This drawing sets out HIE's current thinking on the phasing of the delivery of plots following the construction of the East Link Road, which is indicative only, and is not intended to preclude alternative plots coming forward for development prior to the delivery of the East Link Road.

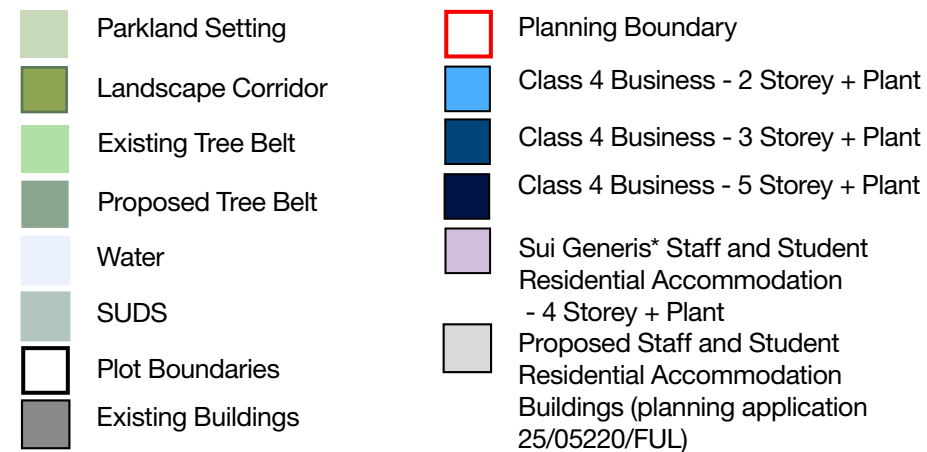


Masterplan

6.4 Pre East Link: Use Classes

16,500 sqm Class 4 Business
 3,580 sqm Sui Generis*
 20,080 sqm TOTAL

The proposed Phase 2 Pre-ELR masterplan with use classes is shown to the right. The distribution of use classes is indicative and is not intended to preclude proposals for use classes being brought forward on alternative plots. This scenario is for illustrative purposes only and is not for approval.



Masterplan

6.5 Pre East Link:

Use Classes Area Schedule

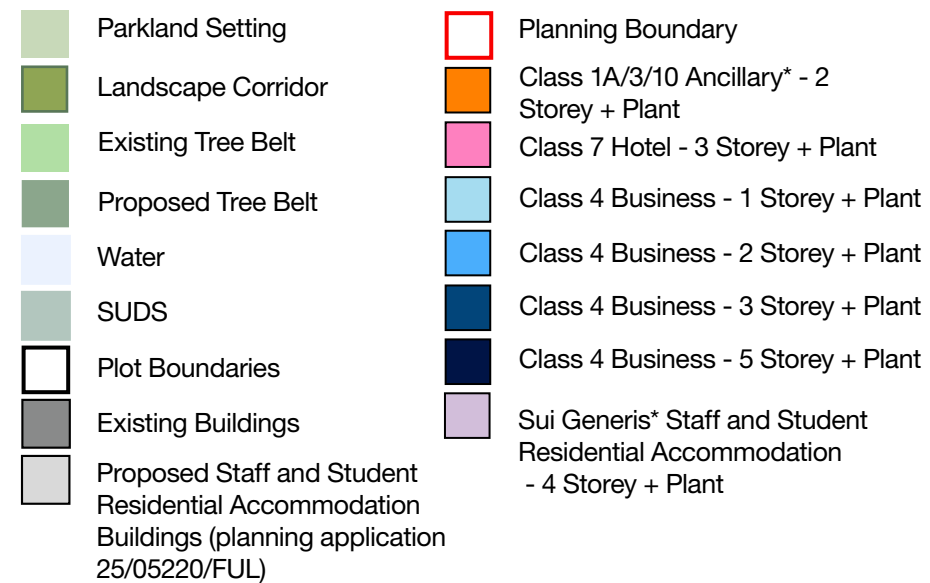
Pre-ELR Scenario Areas				
Plot	Use Class	Footprint	Storeys	Building Area
11	Sui Generis*	895 m²	4	3580 m²
		895 m²		3580 m²
12	Class 4 Business	1060 m²	5	5300 m²
		1060 m²		5300 m²
14C-J	Class 4 Business	460 m²	2	920 m²
14C-J	Class 4 Business	114 m²	2	228 m²
14C-J	Class 4 Business	149 m²	2	298 m²
14C-J	Class 4 Business	147 m²	2	294 m²
		870 m²		1740 m²
15	Class 4 Business	800 m²	3	2400 m²
		800 m²		2400 m²
16A	Class 4 Business	600 m²	3	1800 m²
		600 m²		1800 m²
18/19	Class 4 Business	1020 m²	3	3060 m²
		1020 m²		3060 m²
20B	Class 4 Business	733.33 m²	3	2200 m²
		733.33 m²		2200 m²
Total: 11		5978.33 m²		20080 m²

Masterplan

6.6 Post East Link: Use Classes

8,000 sqm	Class 7 Hotel
3,580sqm	Sui Generis*
70,000 sqm	Class 4 Business
1,500 sqm	Class 1A/3/10 Ancillary*
83,080 sqm	TOTAL

The proposed Phase 2 Post-ELR masterplan with use classes is shown to the right. The distribution of use classes is indicative and is not intended to preclude proposals for use classes being brought forward on alternative plots. This scenario is for illustrative purposes only and is not for approval.



Masterplan

6.7 Post East Link:
Use Classes Area Schedule

Post-ELR Scenario Areas				
Plot	Use Class	Footprint	Storeys	Building Area
02	Class 1A/3/10 Ancillary*	125 m²	2	250 m²
		125 m²		250 m²
03	Class 4 Business	1000 m²	3	3000 m²
03	Class 4 Business	1000 m²	3	3000 m²
		2000 m²		6000 m²
06A	Class 4 Business	411 m²	5	2055 m²
		411 m²		2055 m²
11	Sui Generis*	895 m²	4	3580 m²
		895 m²		3580 m²
12	Class 4 Business	1060 m²	5	5300 m²
		1060 m²		5300 m²
13	Class 1A/3/10 Ancillary*	187.5 m²	2	375 m²
13	Class 1A/3/10 Ancillary*	212.5 m²	2	425 m²
		400 m²		800 m²
14C-J	Class 4 Business	149 m²	2	298 m²
14C-J	Class 4 Business	460 m²	2	920 m²
14C-J	Class 4 Business	114 m²	2	228 m²
14C-J	Class 4 Business	149 m²	2	298 m²
14C-J	Class 4 Business	147 m²	2	294 m²
14C-J	Class 4 Business	304 m²	2	608 m²
14C-J	Class 4 Business	101 m²	2	202 m²
14C-J	Class 4 Business	76 m²	2	152 m²
		1500 m²		3000 m²
15A	Class 4 Business	800 m²	3	2400 m²
		800 m²		2400 m²
15B	Class 4 Business	420 m²	2	840 m²
		420 m²		840 m²
16A	Class 4 Business	600 m²	3	1800 m²
		600 m²		1800 m²
16B	Class 4 Business	544 m²	2	1088 m²
		544 m²		1088 m²
16C	Class 4 Business	500 m²	2	1000 m²
		500 m²		1000 m²
17A/B	Class 4 Business	369.06 m²	2	738.13 m²
17A/B	Class 4 Business	680.94 m²	2	1361.87 m²

17A/B	Class 4 Business	770 m²	3	2310 m²
		1820 m²		4410 m²
18/19	Class 4 Business	1020 m²	3	3060 m²
18/19	Class 4 Business	1046.67 m²	3	3140 m²
18/19	Class 4 Business	845 m²	3	2535 m²
		2911.67 m²		8735 m²
20B	Class 4 Business	733.33 m²	3	2200 m²
		733.33 m²		2200 m²
21	Class 1A/3/10 Ancillary*	225 m²	2	450 m²
		225 m²		450 m²
22	Class 4 Business	1200 m²	3	3600 m²
22	Class 4 Business	944 m²	3	2832 m²
		2144 m²		6432 m²
23	Class 4 Business	1000 m²	3	3000 m²
23	Class 4 Business	1000 m²	3	3000 m²
		2000 m²		6000 m²
24	Class 4 Business	300 m²	2	600 m²
24	Class 4 Business	300 m²	2	600 m²
24	Class 4 Business	300 m²	2	600 m²
24	Class 4 Business	300 m²	2	600 m²
24	Class 4 Business	300 m²	2	600 m²
24	Class 4 Business	300 m²	2	600 m²
24	Class 4 Business	1700 m²	1	1700 m²
24	Class 4 Business	1700 m²	1	1700 m²
24	Class 4 Business	1700 m²	1	1700 m²
24	Class 4 Business	1700 m²	1	1700 m²
24	Class 4 Business	1700 m²	1	1700 m²
24	Class 4 Business	1970 m²	1	1970 m²
24	Class 4 Business	1970 m²	1	1970 m²
		12540 m²		14340 m²
25	Class 4 Business	1200 m²	2	2400 m²
25	Class 4 Business	1000 m²	2	2000 m²
		2200 m²		4400 m²
26	Class 7 Hotel	2666.67 m²	3	8000 m²
		2666.67 m²		8000 m²
Total: 50		36495.67 m²		83080 m²

Masterplan 6.8 Post East Link: South East Expansion

The proposed Southeast Expansion of the Phase 2 Post-ELR masterplan with use classes is shown to the right. The distribution of use classes is indicative and is not intended to preclude proposals for use classes being brought forward on alternative plots. This scenario is for illustrative purposes only and is not for approval.

- Planning Boundary
- Class 1A/3/10 Ancillary* - 2 Storey + Plant
- Class 7 Hotel - 3 Storey + Plant
- Class 4 Business - 1 Storey + Plant
- Class 4 Business - 2 Storey + Plant
- Class 4 Business - 3 Storey + Plant
- Class 4 Business - 5 Storey + Plant
- Parkland Setting
- Landscape Corridor
- Existing Tree Belt
- Proposed Tree Belt
- Water
- SUDS
- Plot Boundaries
- Existing Buildings



Masterplan

6.9 Post East Link: North Expansion

The proposed North Expansion of the Phase 2 Post-ELR masterplan with use classes is shown to the right. The distribution of use classes is indicative and is not intended to preclude proposals for use classes being brought forward on alternative plots. This scenario is for illustrative purposes only and is not for approval.

- Planning Boundary
- Class 1A/3/10 Ancillary* - 2 Storey + Plant
- Class 4 Business - 1 Storey + Plant
- Class 4 Business - 2 Storey + Plant
- Class 4 Business - 3 Storey + Plant
- Class 4 Business - 5 Storey + Plant
- Sui Generis* Staff and Student Residential Accommodation - 4 Storey + Plant
- Parkland Setting
- Landscape Corridor
- Existing Tree Belt
- Proposed Tree Belt
- Water
- SUDS
- Plot Boundaries
- Existing Buildings



Masterplan

6.10 Post East Link Road Masterplan with Use Classes & CPO

The proposed Phase 2 Post-ELR masterplan with use classes East Link Road Compulsory Purchase Order (CPO) overlaid is shown to the right. The distribution of use classes is indicative and is not intended to preclude proposals for use classes being brought forward on alternative plots. This scenario is for illustrative purposes only and is not for approval.

- Planning Boundary
- Land to be Acquired
- Servitude Right to be Acquired
- Sui Generis* Staff and Student Residential Accommodation - 4 Storey + Plant
- Class 1A/3/10 Ancillary* - 2 Storey + Plant
- Class 7 Hotel - 3 Storey + Plant
- Class 4 Business - 1 Storey + Plant
- Class 4 Business - 2 Storey + Plant
- Class 4 Business - 3 Storey + Plant
- Class 4 Business - 5 Storey + Plant
- Parkland Setting
- Landscape Corridor
- Existing Tree Belt
- Proposed Tree Belt
- Water
- SUDS
- Plot Boundaries
- Existing Buildings
- Proposed Staff and Student Residential Accommodation Buildings (planning application 25/05220/FUL)

