



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

INVERNESS CAMPUS MASTERPLAN PHASE 2

Design Statement

02.05.25

Executive Summary

Following the success of Inverness Campus Phase 1, this document details the design approach for Phase 2 of Inverness Campus.

As well as ongoing support for the Life Sciences sector, the inclusion of parts of the next phase for Inverness Campus in the Inverness and Cromarty Green Freeport creates opportunities in other sectors – especially the new renewable energy sector.

This development aligns with Highland and Islands Enterprise's (HIE) mission to foster regional economic growth and innovation. The development of Phase 2 will ensure Inverness Campus continues to drive job creation and technological advancement. HIE's Economic Impact Assessment projects that Phase 2 will generate over 2,550 full-time equivalent (FTE) jobs and £196.1 million in Gross Value Added (GVA) by 2050.

The proposals for Phase 2 of Inverness Campus, as outlined in the Planning Permission in Principle application and associated design documents, aim to:

- Build upon Phase 1 objectives and introduce new objectives promoting diversity and flexibility to address evolving global, national, and local challenges and opportunities.
- Comply with design policies in NPF4, the Inner Moray Firth Local Development Plan (LDP), and the Inverness East Development Brief.
- Ensure future proposals maintain an exemplary, high-quality built and natural environment while fostering diversity and flexibility through distinct character areas.
- Preserve and enhance active travel connections and contribute to a sustainable transport network.



Design Guidelines: Purpose and Structure

What They Are
The Design Guidelines offer guidance for development, promoting good design practices, quality standards, and overall coherence for Inverness Campus, while allowing for future adaptability and achieving the objectives of Phase 2.

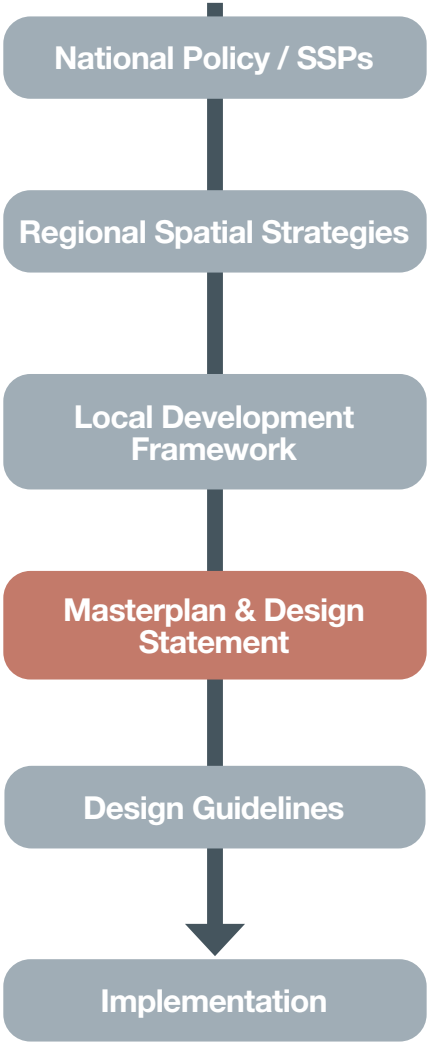
Aims
The primary purpose of these Design Guidelines is to shape the overall visual quality of the Campus and reinforce the distinct character of areas within the masterplan, fostering a unified sense of place. They establish core principles and requirements for individual plots and shared spaces. These requirements aim to ensure the Campus's quality and consistency, while allowing for variety and individual identity for each occupier within the broader context.

What They Are / What They Are Not
The Guidelines are not strict, detailed regulations like Design Codes. Instead, they provide a general quality framework that is integrated into the Campus's planning and development processes.

Structure
This Design Statement explains the context, concepts, parameters, rationale behind the masterplan, and outlines the Character Areas and Design Principles for the Phase 2 Masterplan.

The Design Guidelines provide guidance that sits beside the Design Statement and expands on the Landscaping, Key interfaces and proposed Character Areas for the occupier plots, providing context for specific plot guidance.

Design Documents for Planning Permission in Principle
The various design documents will support the application for Planning Permission in Principle and should be read in conjunction with separately developed materials.

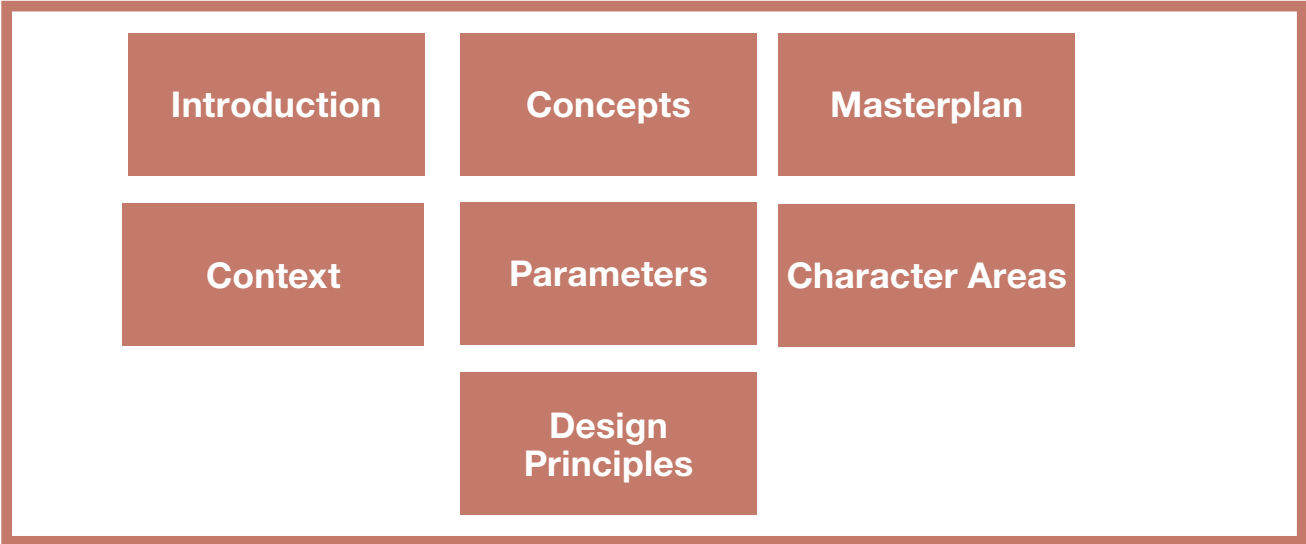


PHASE 2 CONSOLIDATED DESIGN GUIDELINES

Phase 2 Consolidated Design Guidelines:
Defines the masterplan's general parameters, design principles, key interfaces, and proposed Character Areas for Occupier plots, providing context for subsequent plot-specific guidance.

PHASE 2 DESIGN STATEMENT

Phase 2 Design Statement (This Document): Demonstrates the integration of design considerations within the proposed Inverness Campus Phase 2 development.



This application is further supported by design drawings, including those noted as illustrative and not for approval.



- Key plan cross-referencing Occupier plots and Character Areas.
- Parameter plans for each Occupier plot outlining specific guidance.
- Boundary Interface Guidance.

- Landscape Plan.
- Landscape Management & Maintenance Plan.

Visualisations

- Artist's Impressions of masterplan proposals for Inverness Campus Phase 2 (illustrative only, not for approval).

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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 '1' is overlaid on the left side of the image, and the word 'Introduction' is written in a large, white, sans-serif font across the center-right. The background shows a coastal town with a bridge crossing a body of water, and a large green field in the foreground.

1 Introduction

Design Statement

This document is the Design Statement which supports the application for Planning Permission in Principle.

Name of Scheme

Inverness Campus Phase 2

Applicant / Client

Highlands and Islands Enterprise

Location

Inverness Campus is located at Beechwood to the southeast of Inverness. The site is located to the north of the A9 trunk road, south of the Inverness Shopping Park and the west of Castlehill Road. The site is bisecting by the Inverness-Perth mainline railway line.

Description of Development Proposal

Phase 2 of Inverness Campus will comprise of the erection buildings for Business (Class 4), Hotel (Class 7), Staff and student residential accommodation (sui generis), and potential alternative uses such as Shops/professional services (Class 1A), Food/drink (Class 3), and non-residential institutions (Class 10) uses. Associated infrastructure will include internal Campus roads, access, parking, open space, landscaping, sustainable urban drainage, utilities, and related works

Project Team

- Client – Highlands and Islands Enterprise
- Agent / Planning Consultant – Turnberry Consulting
- Architect / Masterplanner – Threesixty Architecture
- Prime Consultant – Torrance Partnership
- EIA Coordinator - Peter Radmall Associates
- Landscape Architect – Hirst Landscape Architects
- Air Quality & Noise – Arthian (formerly Mabbet)
- Climate Change & Sustainability – Sweco
- Cultural Heritage – AOC Archaeology
- Ecology – Atmos Consulting
- Flooding & Surface Water – Kiloh Associates
- Landscape & Views – Horner & MacLennan Landscape Architects
- Socio-Economics – Colin Warnock Associates
- Transport Consultant – Fairhurst
- Arboriculturist



Inverness Campus: Main arrival point from Culloden Road
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Introduction

Inverness Campus is a world-class business location with high quality facilities for businesses, researchers, academia, and scientists in the Highlands and Islands of Scotland.

Opened in 2015 by Highlands and Islands Enterprise (HIE), Inverness Campus is fast becoming the integrated, thriving and stimulating space that HIE and its partners had envisaged. HIE's initial investment of £25m has attracted over £180m of further development, creating a high-quality, collaborative environment that supports 1,200 jobs across public and private sectors.

Site Location & Adjacent Land Uses

Inverness Campus is located on the eastern side of Inverness, occupying a highly prominent 'gateway' position to Inverness. It is an important centre in the evolving eastward expansion of the city, whilst being well connected to the established Inverness City Centre. Inverness Campus is bounded by the A9 to the west, arable land and Culloden Road to the south, arable land, residential settlement and Cradlehall Business Park to the east and by arable land, the new HMP Highland and Inverness Shopping Park to the north.

Inverness Campus is well connected to facilities, services and commercial uses, including Raigmore Hospital, Lifescan, Inshes Retail Park, Police Scotland, Inverness Shopping Park, the new HMP Highland, Cowan House, Dewar House, Stoneyfield Business Park, Cradlehall Business Park and Beechwood Business Park.

In addition, Inverness Campus is well connected to its surrounding residential areas including Raigmore Estate, Inshes, Drakies, Inshes Wood and Cradlehall.

Ownership

The majority of Inverness Campus is owned by HIE. An Lòchran and the Life Sciences Innovation Centre are jointly owned by UHI and HIE. In addition, there are several tenant plots with existing buildings that have been developed during Phase 1 that are owned by others.



Campus Design Objectives

Since opening to the public in 2015, Phase 1 has largely fulfilled its vision of fostering collaboration between businesses, academia, the public sector, and the community.

Building on Phase 1's objectives, Phase 2 will introduce renewed objectives over the next decade that promote diversity and flexibility to address global, national, and local challenges.

This page examines how Phase 1's objectives and other influencing factors have shaped the objectives of Phase 2



Building on Phase 1: Consolidated Design Guidelines by 7N, 3rd July 2013 & Inverness Development Strategy 2018-2023

Phase 1 Objectives *

1. Establish and strengthen connections across the city centre and beyond.
2. Create a strong identity for the campus through distinctive masterplan elements and character areas.
3. Strengthen and incorporate existing mature landscaping.
4. Provide significant public open space that can become a resource for campus users and surrounding residents.
5. Assign densities which are appropriate to location and character
6. Provide a flexible access strategy that ensures Campus access from the outset, but does not prevent the construction of the Inverness Trunk Link Road in the future
7. Plan flexible plots which can accommodate expansion
8. Design a high quality place for living, working and playing
9. Provide high quality services and recreational facilities for the local area
10. Allow for flexible economic and business growth
11. Provide opportunities for innovation, commercial and co-location within the masterplan

* Text from Consolidated Design Guidelines by 7N, 3rd July 2013.

Phase 2 Objectives

1. **Connected:** Continue to strengthen connections to the city centre and beyond.
2. **Reinforce Identity:** Reinforce the strong identity of the 'Campus Core' created during Phase 1. Phase 2 should promote diversity and flexibility through distinctive masterplan elements and considered character areas.
3. **Landscape:** Continue to strengthen and incorporate the existing mature landscape structure.
4. **Open Space:** Preserve and reinforce the significant public open space that has become a much-loved resource for campus users and surrounding residents.
5. **Appropriate Development:** Assign densities that are appropriate to location and character areas.
6. **East Link Road:** All design and access proposals should take cognizance of and fully respond to the construction of the Inverness East Link Road.
7. **Flexible and Adaptable:** Plan flexible plots that can accommodate expansion and future adaptability for different use classes.
8. **Design Quality:** Design a high-quality place for living, working, and playing.
9. **Wellbeing:** Provide high-quality services and recreational facilities for the local area. All future proposals should prioritize pedestrian and cycle permeability.
10. **Sustainable Growth:** Allow for flexible economic and business growth that responds to the climate emergency, zero net carbon aspirations, and new and future opportunities.
11. **Innovation:** Provide opportunities for innovation, commercial activity, and co-location within the masterplan.

THE CAMPUS PHASE 2 VISION

“The Highlands and Islands is a leading net zero region with a dynamic wellbeing economy, which benefits its growing population and makes a valued contribution to Scotland.” - Highlands and Islands Enterprise, Vision, HIE’s Website April 2025

Phase 2 Inverness Campus

Phase 1 of Inverness Campus is nearing completion, and this document outlines the design approach of Phase 2.

As well as ongoing support for the Life Sciences sector, the inclusion of parts of the next phase for the Campus in the Inverness and Cromarty Firth Green Freeport creates opportunities in other sectors – especially the new renewable energy sector.

This status aligns with HIE’s mission to support economic growth and innovation in the region. Developing Phase 2 ensures the Campus remains a catalyst for job creation and technological advancement.

HIE’s Economic Impact Assessment forecasts that by 2050, Phase 2 of the campus will have created over 2,550 jobs (FTEs) and generated £196.1M in economic growth (Gross Value Added).

The vision for Inverness Campus promotes as a:

World-Class Location

An established world-class business location, with pioneering facilities in life sciences, digital healthcare and technology.

Collaborative Community

Fosters interaction between businesses, researchers, academia, and scientists to drive collaboration, entrepreneurship, and innovation.

Well connected Campus

Connected to key locations via the Golden Bridge (Lifescan, UHI House, Raigmore Hospital), The North Bridge (Stoneyfield Business Park and Inverness Shopping Park) with active travel routes to Inverness City Centre, and wider transport links (road, rail, air).

Key to the Green Freeport

A significant portion of Inverness Campus designated within the Inverness and Cromarty Firth Green Freeport, aiming to maximise local and national opportunities and position the Highlands at the forefront of net-zero efforts.

Open and Accessible Space for Everyone

High-quality landscaped open spaces are accessible and well used by the wider community.

A FRAMEWORK FOR THE FUTURE

Building On Successes

HIE and their partners have built strong foundations for something truly special; even unique. But to fulfil this ambition we must maintain momentum. With determination, Inverness Campus will continue to advance, creating an exemplary development that benefits the Highlands and Islands for years to come. HIE see a thriving future for Inverness Campus - a high-quality environment, international in its outlook, but rooted in the community, and reflecting the wider region. This is a multi-purpose space providing a state-of-the-art environment for businesses, researchers, academics, students and the community.

To ensure the continued development of an exemplary high-quality built and natural environment, future proposals will prioritise the preservation and enhancement of active travel connections, promote a modal shift away from reliance on private cars and excessive parking, contribute to a sustainable transport network, and address historic, cultural, and natural environment requirements, including achieving net biodiversity enhancement. Lessons learned from Phase 1 have informed the Design Principles for Phase 2.

The Green Freeport

A significant portion of the second phase has been designated by the UK and Scottish Governments as part of the Inverness and Cromarty Firth Green Freeport (ICFGFP). Green Freeports are designed to boost innovation, while supporting Fair Work First practices, creating new green jobs whilst complying with Scotland's high environmental standards. Operators and businesses in the Green Freeport tax sites can benefit from tax and other incentives. This will maximise local and Scotland-wide benefits from a pipeline of renewable energy projects placing the Highlands at the heart of net-zero ambitions. The ICFGFP has the potential to create up to 10,250 jobs in the Highlands and Islands and 6,000 across the rest of Scotland and the UK. Key sectors include:

- Off-Shore Wind
- Hydrogen (implicitly Green Hydrogen)
- Marine Technology
- Life Sciences
- Space
- Advance Manufacturing

The Green Freeport designation is key to HIE's aspirations for the second phase of the Campus and covers most of the available Campus development plots south of the railway.

Inverness Campus Phase 2
Artist Impression

