

A17.1 Development Land Allocations

Table 1: Development Land Allocations

Ref	Site/Area	Development Plan Allocation	Overview	Planning Permissions	Route Option
LA01	Business (Land at Raigmore / Beechwood)	IMFLDP Development Allocation IN67	43.4ha site for business use.	-	-
LA02	Community (Inshes Park)	IMFLDP Development Allocation IN64	30.6ha site for community land. Development in accordance with planning permission 07/00145NIDIN.	-	-
LA03	Mixed Use (Wester Inshes Farm)	IMFLDP Development Allocation IN56	1ha mixed use site for business and community purposes.	-	-
LA04	Mixed Use (Inverness College (UHI), Beechwood)	IMFLDP Development Allocation IN81	62.4ha site for business and community use and student accommodation. Land currently used for agriculture at Beechwood Farm / UHI Campus.	PA30	All options
LA05	Housing (Inshes Small Holdings) (north)	IMFLDP Development Allocation IN47	6.7ha site for 100 residential units.	-	-
LA06	Business (Balvonie of Inshes)	IMFLDP Development Allocation IN68	0.6ha site for business use. Development in accordance with Inshes and Milton of Leys Development Brief.	-	-
LA07	Mixed Use (Land at Dell of Inshes)	IMFLDP Development Allocation IN58	3.8ha mixed use site for shops and services (excluding convenience retail and bulky goods), food and drink, public house, allotments, open space and landscaping. Land currently used for agriculture at Land at Dell of Inshes, West.	-	1A, 1B, 2A and 2B
LA08	Housing (Easterfield Farm)	IMFLDP Development Allocation IN74	1ha site for 21 residential units.	-	-
LA09	Mixed Use (West of Castlehill Road)	IMFLDP Development Allocation IN82	3.3ha site for 17 residential units and community, business and leisure use. Land currently used for agriculture at Beechwood Farm / UHI Campus.	-	All options
LA10	Housing (Caulfield Road)	IMFLDP Development Allocation IN75	0.4ha site for 4 residential units.	-	-
LA11	Retail (Inverness Retail Park)	IMFLDP Development Allocation IN91	7.20ha of additional land for bulky goods retail.	PA35	All options
LA12	Business (Eastfield Way)	IMFLDP Development Allocation IN88	1.90ha for business with a high architectural and landscape design quality.	-	-
LA13	Mixed Use (Ashton Farm)	IMFLDP Development Allocation IN83	105.20ha for residential, community, business, industrial, leisure and non-residential institution. Land currently used for agriculture at Land near Stratton, Land at Ashton Farm and Beechwood Farm.	-	All options
LA14	Mixed Use (Stratton)	IMFLDP Development Allocation IN84	73.70ha site for mixed use including 2,475 residential units, retail, business, community and leisure.	PA01	All options

Table 2: Extant Planning Applications

Ref	Name	Overview	Planning Permission	Route Option
PA01	Land at Stratton and East Seafield Inverness	Modification of Section 75 Agreement associated with planning permission 09/00141/OUTIN and Develop land without compliance with conditions 1,2,3,9 and 25 and conditions 27 to 54 inclusive (regulating phasing, and regulating timing of provision of infrastructure). This also includes 16/04179/MSC, 16/05294/S75D, 16/05533/MSC, 16/05669/MSC, 16/02161/S42, 16/04179/MSC, 16/05294/S75D, 16/05533/MSC and 16/05669/MSC.	Application approved	All options (see 'LA14')
PA02	Annfield Resaurie Inverness Highland	Discharge of Section 75 Agreement associated with planning permission 05/00015/FULIN	Application approved	-
PA03	Land 50M NE of Goodwood Resaurie Inverness	Erection of dwelling	Application approved.	-
PA04	Land 30M SE of 1 – 2 Resaurie Inverness	Erection of new house (Renewal of 13/04035/MSC)	Application permitted	-
PA05	Land at Beechwood Farm Inverness	Erection of new veterinary surgery and associated car parking at Plot 14 UHI Campus	Application permitted	-
PA06	The Clachan Caulfield Road South Cradlehall Inverness	Erection of extension to house	Awaiting decision	-
PA07	Eilean Donan Caulfield Road South Cradlehall Inverness	Replacement house	Application permitted	-
PA08	Land at Cradlehall Farm Caulfield Road North Cradlehall Inverness	Erect care home	Application permitted	-
PA09	Simpsons Garden Centre High View House Culloden Road Inverness	Conversion of house to retail & storage space	Application permitted	-
PA10	Simpsons Nursery Inshes Inverness	Extension	Application permitted	-
PA11	Simpsons Nursery Inshes Inverness	Proposed timber clad poly tunnel roof storage building to rear of car parking area	Application permitted	2A and 2B
PA12	Inshes Smithy Inshes Inverness	Replace existing boundary fences creation of gated compound area & erection of barrier across main access	Application permitted	-
PA13	Fairview Inshes Inverness	Erect garage	Application permitted	-
PA14	3A Dell of Inshes Inshes Inverness	Part demolition of steading and erection of dwelling	Application permitted	1A, 1B, 2A and 2B
PA15	Land 35M East of 2 Dell of Inshes Inshes Inverness	Refurbishment of existing farm buildings into two dwellings	Application permitted	1A, 1B, 2A and 2B
PA16	17 Dellness Way Inverness	Porch infill and garage conversion	Application permitted	-
PA17	Land South of Harry Ramsdens Inshes Retail Park Sir Walter Scott Drive Inverness	Erection of Class 1 Retail Warehouses and Class 3 restaurant with drive through facility including take away function all with associated car parking, revised access, servicing and landscaping	Application permitted	-
PA18	Deichman Shoes Inshes Retail Park Sir Walter Scott Drive Inverness	Siting of AC condensers and compound	Application permitted	-
PA19	Matalan Retail Ltd Inshes Retail Park Sir	Installation of new shop entrances and frontage improvements	Application	-

Ref	Name	Overview	Planning Permission	Route Option
	Walter Scott Drive Inverness	including new roof cladding	permitted	
PA20	Land 80M East of Tesco Store Inshes Retail Park Inverness	Change of use of nine parking spaces to hand car wash & valeting operation including office & erection of a canopy	Application permitted	-
PA21	Land 80M East of Tesco Store Inshes Retail Park Inverness	Installation of Hand Car Wash facility	Awaiting decision	-
PA22	Plot 16 Land at Beechwood Farm Inverness	Application for non-compliance with Condition 1 of planning permission 13/02699/FUL (Extension of time for operation of 100 space car park).	Application permitted	-
PA23	Lifescan Ltd Beechwood Park North Inverness	Install a small container as a gardening store and install a portable cabin as a mail room	Application permitted	-
PA24	Raigmore Hospital Old Perth Road Inverness	All planning applications at Raigmore Hospital. This includes; 15/00229/FUL, 15/00382/FUL, 16/02239/FUL, 17/02486/FUL and 17/03107/FUL.	Applications permitted	-
PA25	Lifescan Ltd Beechwood Park North Inverness	Installation of external canopies, new external doors and an airlock to the service yard entrance.	Application permitted	-
PA26	Land 130M NW of Inverness College UHI 1 Inverness Campus	Erection of nursery	Application permitted	-
PA27	Lifescan Ltd Beechwood Park North Inverness	Relocate existing car parking spaces, create roller door access and create service yard area	Application permitted	-
PA28	122 Aston Road Inverness	Installation of water storage tank for new sprinkler system	Application permitted	-
PA29	Land 80M SE of 68 Ashton Road Inverness	Construct new skate park	Application permitted	-
PA30	Land at Beechwood Farm Inverness	Multiple planning applications at Land at Beechwood Farm Inverness. This includes 14/02817/MSC and 14/04487/MSC	Applications permitted.	All options (see 'LA04')
PA31	Land 235M NW of Willow House Stoneyfield Business Park Inverness	Discharge of Matters Specified in Condition 2(c) of planning permission 09/00887/PIPIN for the erection of 150 bed student residences building on part of Plot 7 of the Inverness Campus site	Application permitted	-
PA32	7A Inverness Campus Inverness	Erection of student accommodation	Application permitted	
PA33	Building 2 Plot 8 Inverness Campus Inverness	Construction of 2 no storey life sciences building	Application permitted	-
PA34	Land at Inverness Campus Inverness	Construction of public transport, cyclist and pedestrian bridge	Application permitted	-
PA35	Land to Rear of Inverness Retail and Business Park Eastfield Way Inverness	Screening and full planning application for the erection of Prison, to incorporate Visits Building, Family Help Hub, Regimes & Facilities Building, Community Integration Unit and Car Parking	Awaiting decision	All options (see 'LA11')
PA36	Holiday Inn Express Stoneyfield Business Park Inverness	Erect extension to provide 27 bedrooms and internal alterations for additional dining space	Awaiting decision	-
PA37	Land at Beechwood Farm Inverness	Proposed addition of new Access Road to Plot 10 via Plot 11 and associated landscaping works. Variation of previous MSC application reference 14/01282/MSC	Application permitted	-
PA38	8 Eastfield Way Inverness	Installation of a mezzanine floor (Class 1 and Class 2 use) and associated external alterations	Application permitted	-

Ref	Name	Overview	Planning Permission	Route Option
PA39	Inverness Retail and Business Park Eastfield Way Inverness	Application under Section 42 for the development of land without complying with Condition 4 and Condition 6 of planning permission 15/03390/FUL	Application permitted	All options
PA40	Unit 1a Eastfield Way Inverness	External alterations and installation of a mezzanine floor of 418sqm to be used for Class 1 non-food sales and/or storage purposes	Application permitted	-

Table 3: Other Developments

Ref	Name	Overview	Consent	Route Option
A96	A96 East of Inverness Retail Park Roundabout Inverness	A96 Dualling Inverness to Nairn (including Nairn Bypass)	Roads (Scotland) Act EIA required	All options