

## **A96 CORRIDOR MASTER PLAN – STAGE 2**

### **REVIEW OF OPTIONS**

#### **INTRODUCTION**

F.G. Burnett was founded in 1960 and since then has grown and diversified, advising clients on a wide range of commercial and residential properties in relation to valuation, commercial agency, property management, rating consultancy, compensation and building surveying. The firm incorporated in 2000 and the Shareholding is wholly owned by the Executive Directors. Operating from modern offices in Aberdeen and Glasgow, the company has extensive experience in dealing with a wide range of types of property in the Study area, including retail, offices, industrial, licensed premises and land.

#### **INVERNESS EAST FRAMEWORK**

##### **OPTION A**

###### **Residential**

Number of high density units seems high in relation to overall total but understand the aspirations for a more built up form as opposed to low rise development.

###### **Population**

Appears high but presumably matches forecasts?

###### **Educational**

Considered low against the background of aspirations for a University in this general location.

###### **Business**

Assuming a density of c. 4,000 sq.m. of office space per hectare, the allocated area could accommodate up to 20,000 people (assume one desk per 11.6 sq.m.). A lower density high amenity plan would reduce the potential numbers employed.

###### **Retail**

Bulky Goods – no provision. Believe that modest provision should be made.

Sub-regional retail – 15 hectares considered adequate.

###### **District Centre**

Area proposed namely 3 hectares appears reasonable.

Area for community uses – 1 hectare appears reasonable.

###### **Leisure**

Given the potential increase in employment suggest that number of hotel beds proposed should be increased beyond 100 to at least 200. Appropriate also to try and attract a range of types of operator in order to cater for differing demands.

## **Employment**

The number proposed under Option A (7,600) does not relate directly to the number of people who could be accommodated within the Business Park. This relationship requires to be examined.

## **Open Space**

Golf Course – firstly, establish demand; if justified believe that allocated area should be greater than the 40 hectares provided for – area should be at least 75 hectares.

Active Open Space – 25 hectares appears reasonable.

Passive Open Space – 75 hectares again, appears reasonable.

## **OPTION B**

### **Residential**

As in the case of Option A, relationship of high density relative to overall total appears high. No provision for low density units under this option – would have thought that it is this type of residential development which would be most attractive in this area; however, same comments relative to the built form as stated under Option A apply.

### **Population**

On the assumption that the plan covers a 30 year period this appears reasonable.

### **Educational**

Appears low – same comments as for Option A

### **Business**

Assuming a density of c. 4,000 sq.m. of office space per hectare, the allocated area could accommodate up to 20,000 people (assume one desk per 11.6 sq.m.). A lower density high amenity plan would reduce the potential numbers employed.

### **Retail**

Bulky Goods – allocating 8 hectares for bulky goods appears overly generous. Assuming a 30% plot ratio this would result in a provision of the order of 25,000 sq.m. which would be an over provision given that there is bulky goods provision already in existence within the catchment area.

Sub-regional retail – 40 hectares appears excessive.

### **District Centre**

10 hectares appears excessive.

Community uses – 6 hectares appears excessive.

## **Leisure**

Believe that there would be scope for at least 200 beds providing a range of quality of accommodation.

## **Employment**

As stated in the review of Option A, there should be a correlation between the area allocated for business space and the number of new jobs which are envisaged.

## **Open Space**

Golf Course – firstly, establish demand; if justified believe that allocated area should be greater than the 50 hectares provided for – area should be at least 75 hectares.

Active Open Space – appears reasonable.

Passive Open Space – believe that the 70 hectares, as provided for within Option A, would be adequate.

## **OPTION C**

### **Residential**

Greater spread between high density, medium density and low density but still believe that a higher percentage should be low and medium density; however, comment at Option A relative to the type of built form could also apply.

### **Population**

On the assumption that the plan covers a 30 year period, assume this figure is sustainable. Worth noting this is the lowest population forecast across the 5 options.

### **Educational**

Marginally higher than in the case of Options A&B but believe may still be on the “light” side.

### **Business**

Slightly larger than in the case of Options A&B (8%), otherwise same comments apply.

### **Retail**

Bulky Goods – at 25% higher than Option B, believe that 10 hectares would be a gross over provision.

Sub-regional retail – 8 hectares would appear to be adequate.

### **District Centre**

District Centre – 12 hectares would appear to be an over provision.

Community Uses – similarly, 8 hectares appears to be an over provision.

## **Leisure**

Believe that there would be scope for at least 200 beds providing a range of quality of accommodation.

## **Employment**

Projected number is higher than in the case of Options A&B but as stated previously there requires to be a correlation between the amount of business space and anticipated number of new employment places.

## **Open Space**

Golf Course – firstly, establish demand; if justified believe that allocated area, namely 75 hectares, should be sufficient.

Active Open Space – 25 hectares ought to be adequate.

Passive Open Space – 170 hectares appears high.

## **OPTION D**

### **Residential**

Percentage of high density units (approx. 75%) appears disproportionate.

### **Population**

On the assumption that the plan covers a 30 year period, assume this figure is sustainable.

### **Educational**

12 hectares is believed to be low.

### **Business**

Applying the same density criteria to the proposed area of 20 hectares, could result in sufficient accommodation for 7,000 people assuming maximum density (see comments on employment below).

### **Retail**

Bulky Goods – believe 15 hectares to be a gross over provision.

Sub-regional retail – believe 15 hectares to be a gross over provision for this element also.

### **District Centre**

District Centre – believe 10 hectares to be an over provision.

Area for Community Uses – similarly believe 10 hectares for this purpose to be an over provision.

## **Leisure**

Believe that there would be scope for at least 200 beds providing a range of quality of accommodation.

## **Employment**

Significantly reduced number of new jobs compared with Options A, B & C. Quite different relationship between anticipated population and projected number of new jobs.

## **Open Space**

Golf Course – firstly, establish demand; if justified believe that allocated area should be greater than the 50 hectares provided for – area should be at least 75 hectares.

Active Open Space – 8 hectares appears light.

Passive Open Space – 50 hectares, lowest provision of all options. This ought to be increased.

## **OPTION E**

### **Residential**

As previously stated believe relationship of high density units to overall total to be too high (almost 80%).

### **Population**

Assume that proposed figure is sustainable.

### **Educational**

22 hectares considered more reasonable in order to make provision for playing fields, etc. but may still be too little bearing in mind aspirations for a University Campus.

### **Business**

Lowest provision of all options but applying same density criteria as previously there is still potential for over 5,000 desk spaces.

### **Retail**

Bulky Goods – as stated at Option A, believe there should be a modest provision for bulky goods, say 2 hectares.

Sub Regional Retail - 13 hectares appears high.

### **District Centre**

District Centre – Whilst more compact at 6 hectares, still believe this to be too large.

Community Uses – 18 hectares appears to be an over provision.

## **Leisure**

Believe that there would be scope for at least 200 beds providing a range of quality of accommodation.

## **Employment**

Lowest anticipated provision. As stated earlier, correlation required between amount of space provided within Business Park and projected new jobs.

## **Open Space**

Golf Course – firstly, establish demand; if justified, believe that area of 75 hectares should be allocated.

Active Open Space – 20 hectares appears a reasonable provision.

Passive Open Space – believe 75 hectares ought to be sufficient but obviously important to ensure there is adequate open space throughout the proposed new settlement.

## **INVERNESS EAST FRAMEWORK – OVERALL REVIEW**

Of all five options believe that assuming the predicted population figure is sustainable that Option A would be preferred subject to the various adjustments referred to earlier.