

INVERNESS RETAIL, BUSINESS & LEISURE PARK: Connectivity Strategy & Provision for 4 no. class 3 units

Connectivity strategy for Inverness Retail, Business & Leisure Park, Stoneyfield Business Park and University campus including the provision for 4 no. class 3 units

CONTENTS

- 1.0 Introduction
- 2.0 The Application site
- 3.0 Site in context
- 4.0 City centre and out of town complimenting each other: Inverness
- 5.0 Location in context
- 5.0 Site in context
- 7.0 Existing Leisure Core
- 8.0 Present and Future
- 8.1 Present and Future: University Campus phase 1
- 9.0 **Office Sector Overview:** Graham & Sabbald
- 10.0 **Complementing the exiting uses**
- 10.1 **Complementing the existing uses:** Letter from Montagu Evans
- 10.2 **Complementing the existing uses:** Letter from Highland and Island Enterprises
- 11.0 Transport Assessment
- 12.0 Strategy and Approach
- 13.0 **Connectivity:** Strengthening Existing Links, Creating New Links
- 13.1 **Connectivity:** Proposed Links
- 14.0 **Defined Entrance:** Concept
- 14.1 **Defined Entrance:** Indicative visual
- 15.0 **Improve existing roundabout**
- 16.0 **Leisure Core:** Enhancement and definition of exiting Leisure core
- 16.1 **Leisure Core:** Creation of streets and a sense of place
- 16.2 **Leisure Core:** Enhancement and definition of exiting Leisure core: Connecting the existing
- 16.3 **Leisure Core:** Defining elements
- 16.4 **Leisure Core:** Proposals
- 17.0 **Proposed Mater plan:** The combination of the elements
- 18.0 Appendix: Muir Smith Evans

1.0 INTRODUCTION

Context

The application site has been available for development for many years, and has been the subject of previous planning proposals.

Since the most recent application the University has been granted planning permission for the Beechwood campus which in turn has been granted Enterprise status. This will without doubt change the context within which IRBLP sits. IRBLP will now play a critical role in linking and serving the Campus.

A new application

The new application takes a holistic approach to the area proposing a connectivity strategy for the broader area as well as providing for the beneficial development of a long-vacant site, delivering economic investment and jobs.

The purpose of this report is to demonstrate considered concepts & proposals which will:

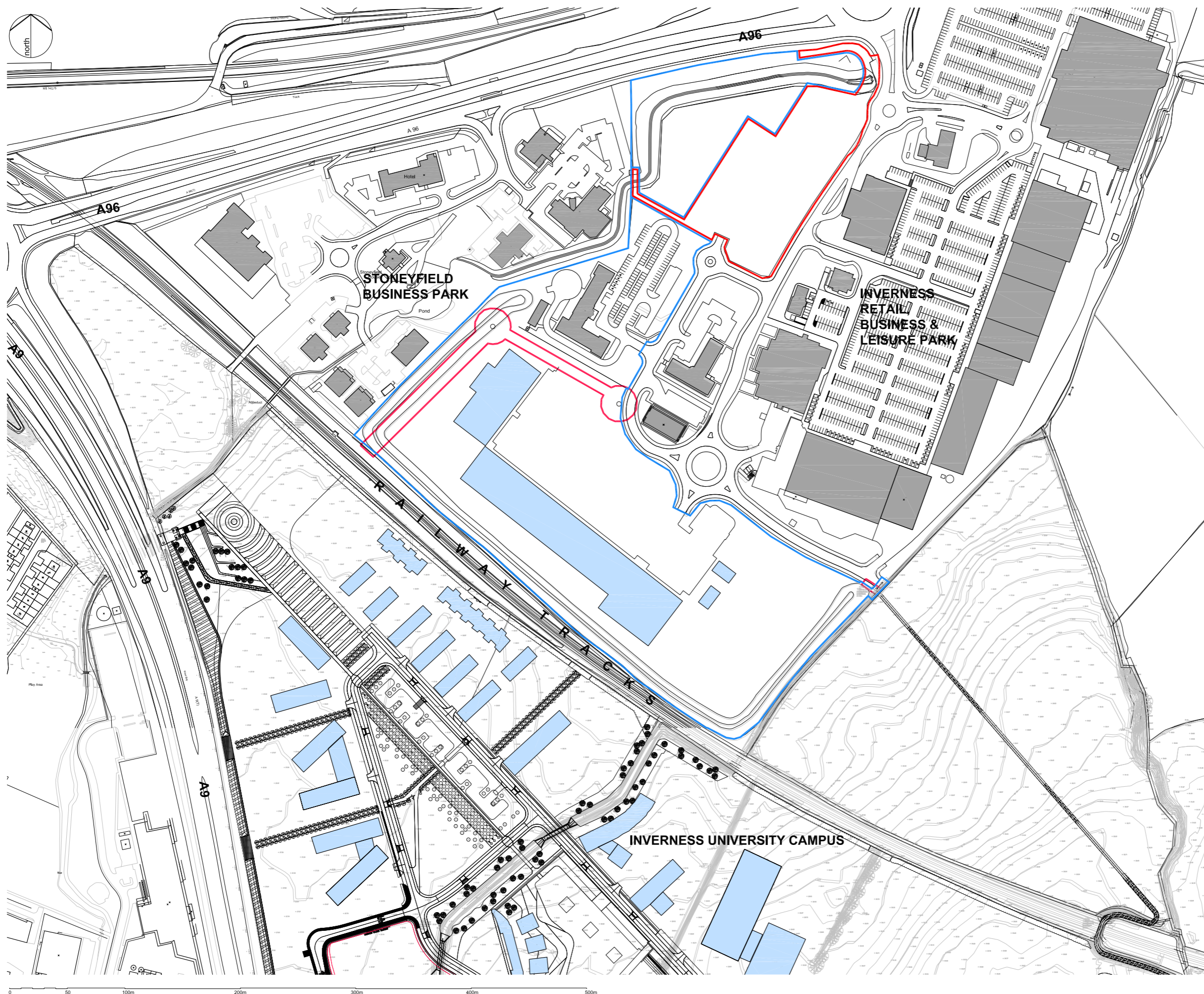
- Create a comprehensive connectivity strategy creating links to within the existing IRBLP, to the Beechwood campus, Stoneyfield Business Park and an aspirational future link to Stratton.
- Demonstrate how the IRBLP and Beechwood Campus compliment Inverness and the town centre rather compete against it.
- Enhance and reinforce the existing IRBLP, both in terms of a gateway to Inverness and a response to the existing park.
- Create a streetscape and pedestrian positive zone within the IRBLP and encourage considered layouts and positioning of units dictated by enhancement and pedestrian access.
- Demonstrate that there is a genuine interest regarding this site from restaurant operators. Creating a hub for the operators stops piecemeal developments in various locations.
- Demonstrate that the proposals do not have a detrimental effect on the supply of business land and the long term planning of the East Inverness expansion area, but compliments existing uses and strengthens connectivity.
- Includes a revised transport assessment from WSP
- Includes a statement from Muir Smith Evans (appendix 1) in support of the planning application in relation to planning policy and the proper planning of the area as a whole, with specific reference to the infrastructure benefits for IRBLP, the Beechwood Campus, and Stoneyfield.

Planning in principle application

The study will support the application for planning in principle will be for:

- A pedestrian link to Stoneyfield Business Park.
- A public bus, cycle and pedestrian link to the Beechwood Campus.
- A second cycle and pedestrian link to the Beechwood Campus.
- An aspirational future link to Stratton.
- Improvements to the entrance to IRBLP.
- 3 no. class 3 restaurants.
- 1 no. class 3 drive through restaurant..

2.0 APPLICATION SITE

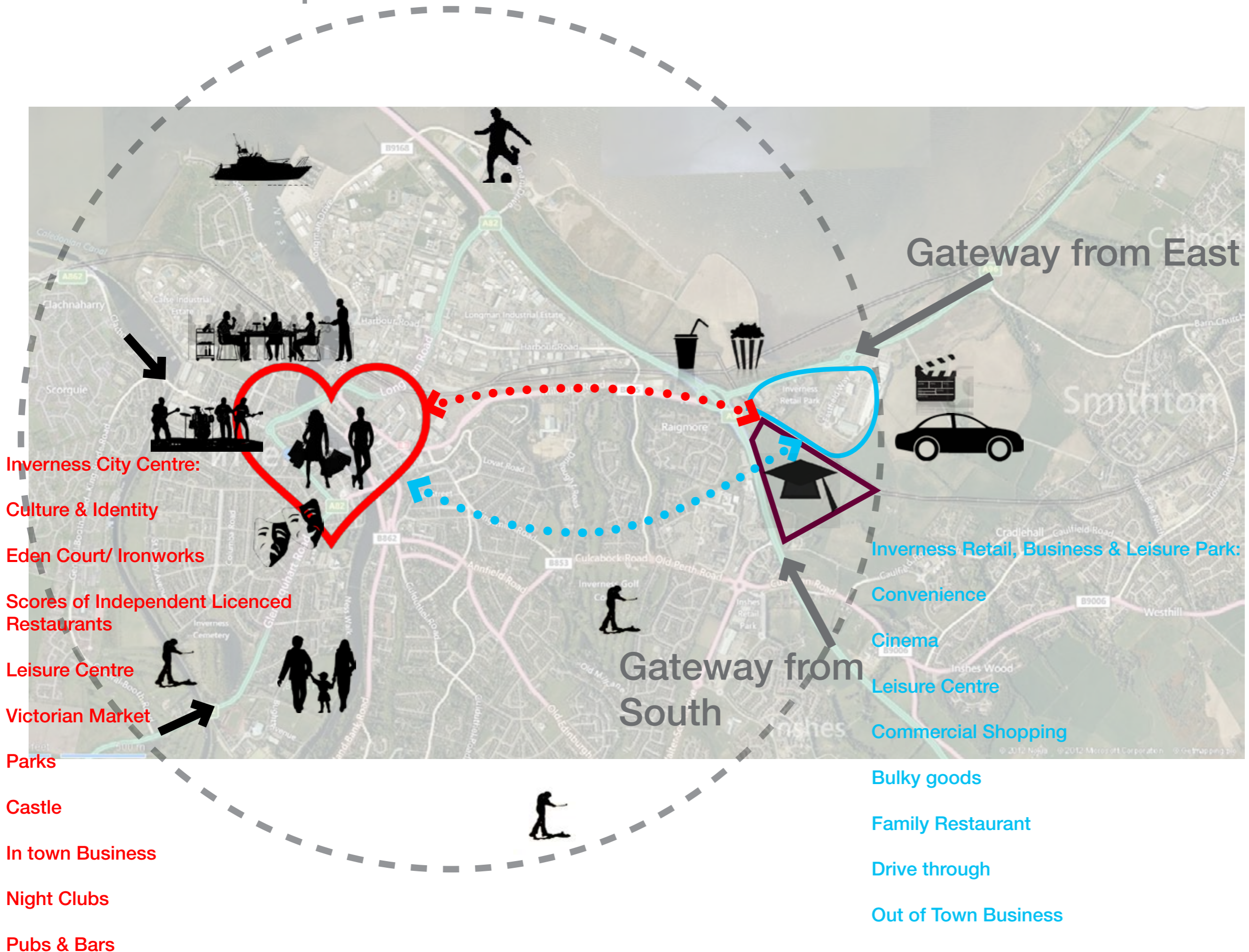


3.0 SITE IN CONTEXT



4.0 CITY CENTRE AND OUT OF TOWN COMPLEMENTING EACH OTHER

Experience Inverness

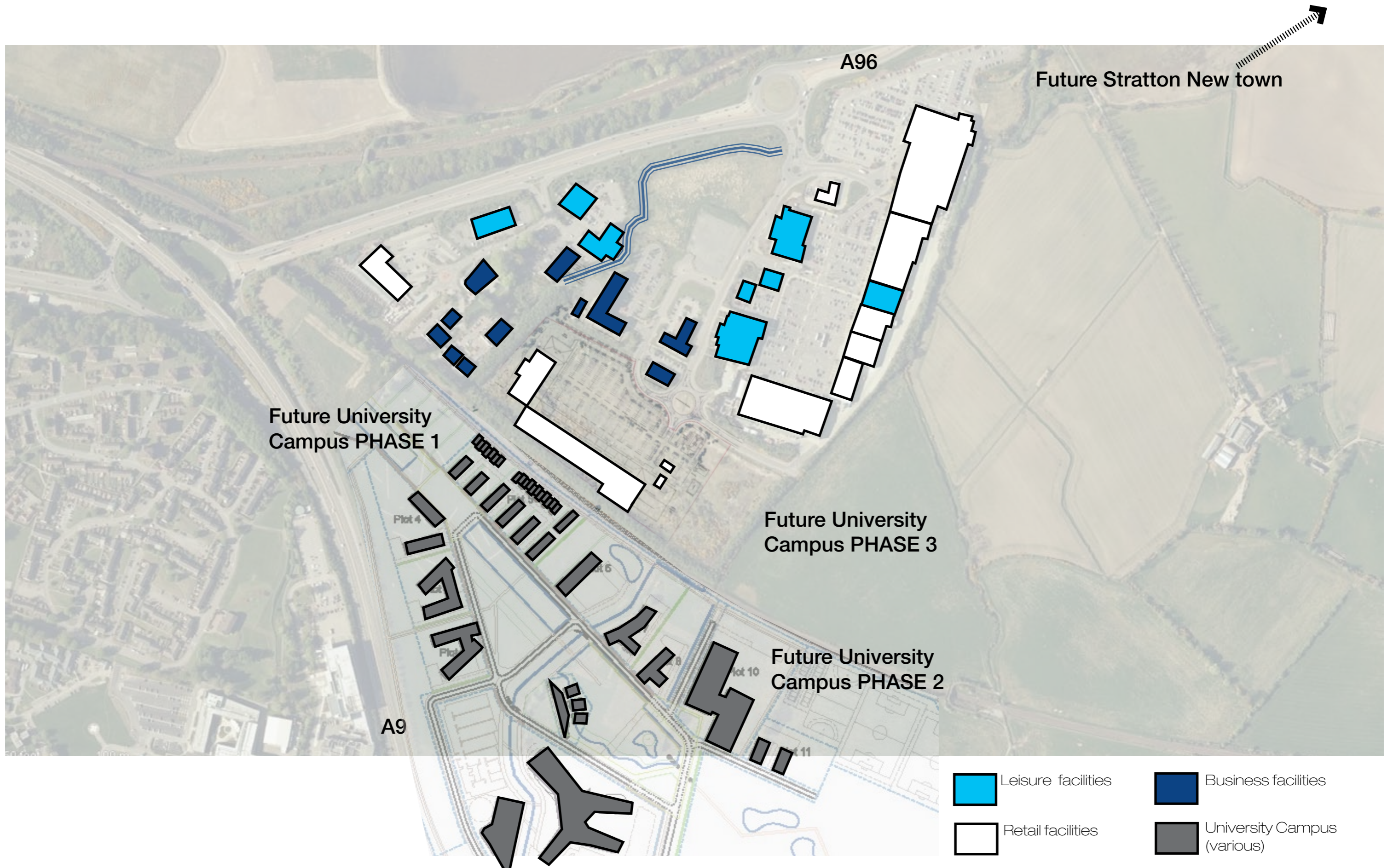


The city and IRBLP offer distinct and different experiences which can work together to strengthen the capital of the Highlands rather than compete.

The continual diversity and growth in leisure spending means that both will remain vital and viable leisure locations.

The selection of amenities and position that the IRBLP holds compliment that of the city centre. It is a different experience and one that is convenient to many and could grow and improve to accommodate more.

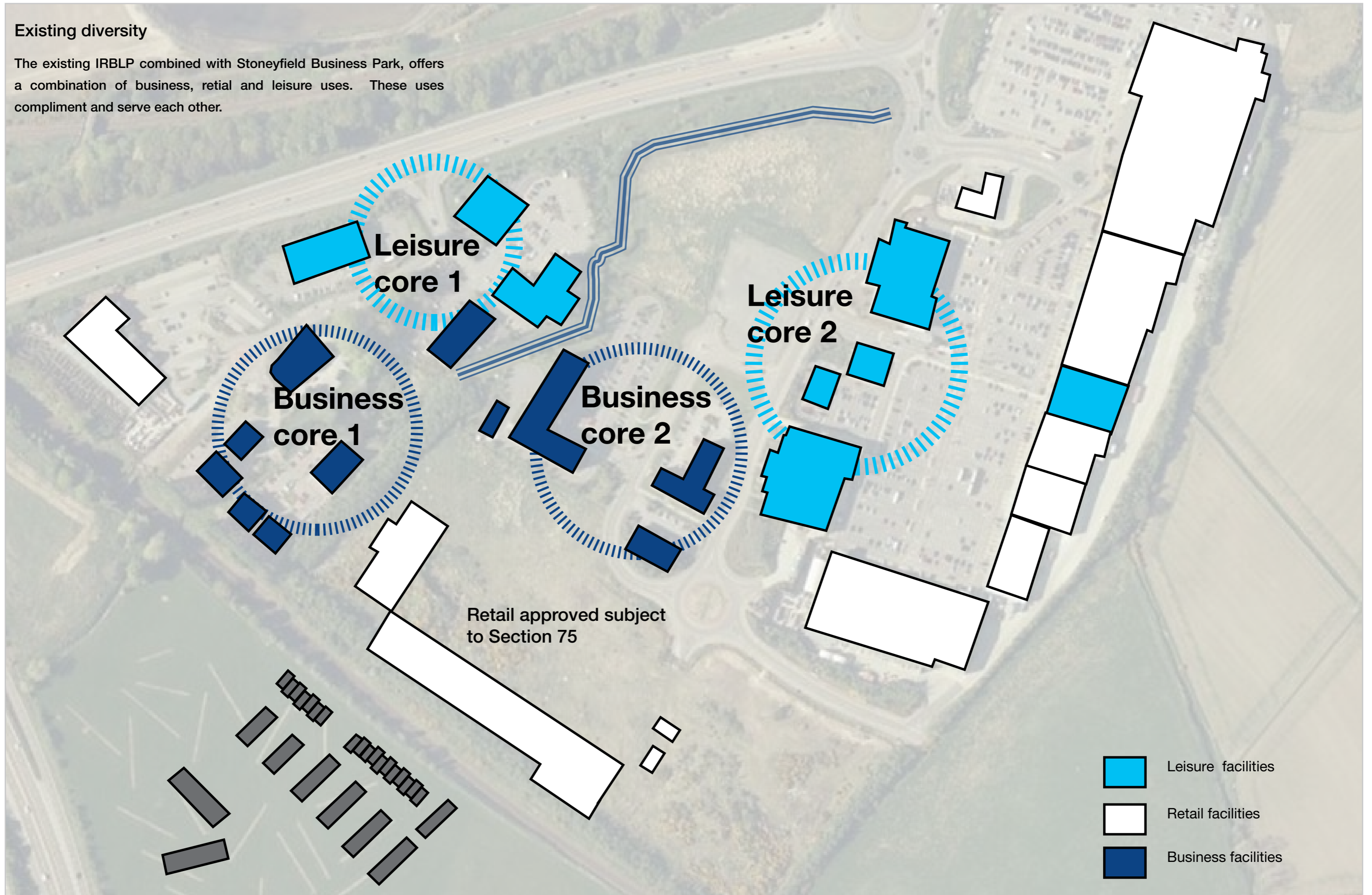
8.0 LOCATION IN CONTEXT



6.0 SITE IN CONTEXT

Existing diversity

The existing IRBLP combined with Stoneyfield Business Park, offers a combination of business, retail and leisure uses. These uses compliment and serve each other.



7.0 EXISTING LEISURE CORE

Snow goose pub & restaurant



Burger King



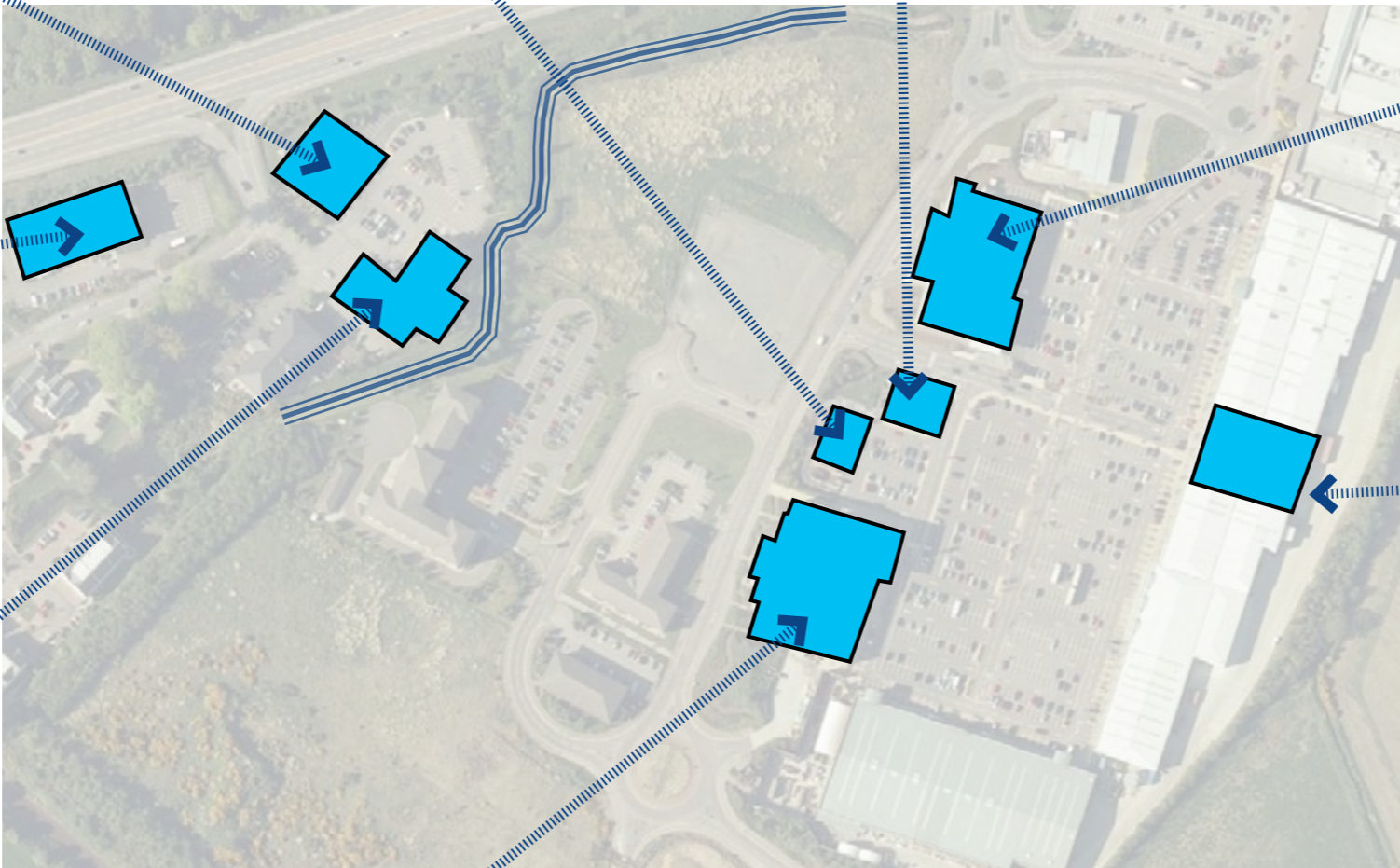
Pizza Hut



Leisure centre



Travel lodge



Costa Cafe



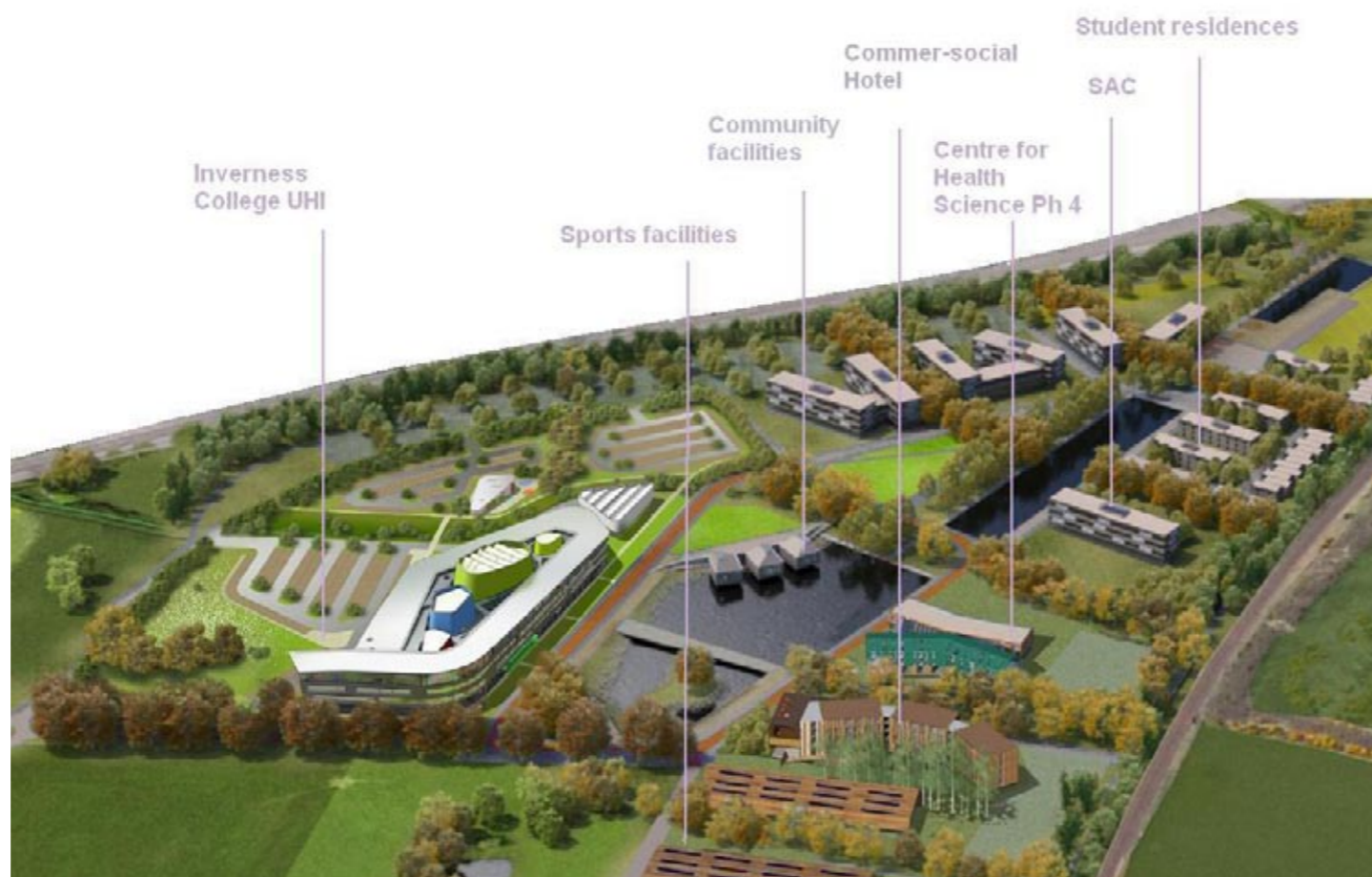
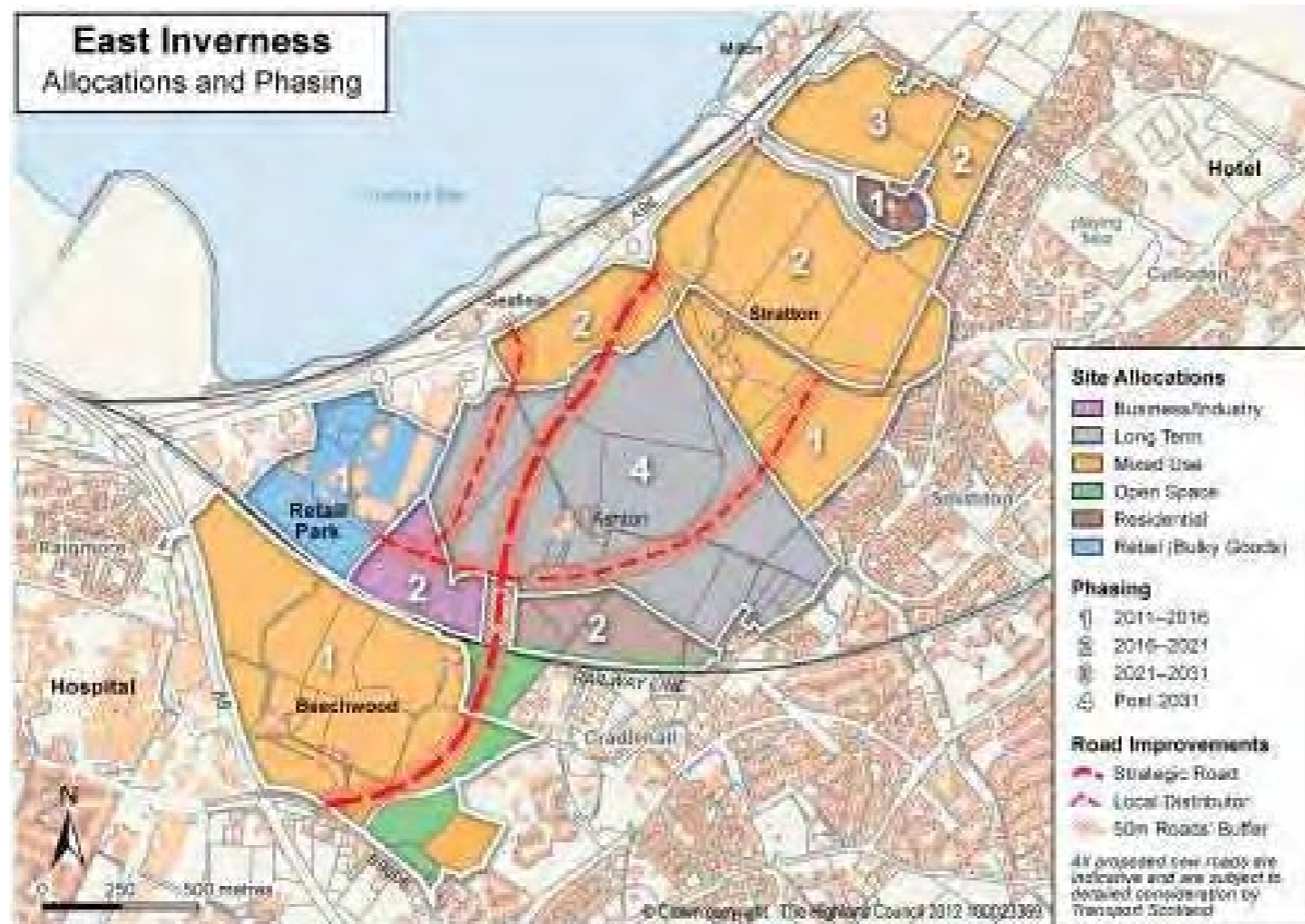
Holiday inn



cinema



8.0 PRESENT & FUTURE



Current demand

Martin Gudaitis of Montagu Evans has confirmed that the existing Burger King and Pizza Hut are amongst the top performers in Scotland. Proving that there is a strong existing demand.

The right location and avoiding piecemeal development

It is clear that there is a strong interest in Inverness from multiple national restaurant operators who want retail park locations. We believe there is the opportunity to create a clearly defined hub that serves the existing Park, Stoneyfield and the Campus. The operators are keen and if this opportunity can not be released it is likely that individual applications will be made across Inverness.

Future Demand

The Inverness Campus has recently been granted planning consent and infrastructure work has commenced. It is envisaged that in total the Campus will support 3, 250 student with staff and other uses on the campus site adding to these numbers. With the new towns at Stratton planned, East Inverness will see a significant increase in population.

'The campus is predicted to support a total of 3,250 students, a substantial proportion of whom would be expected to obtain employment in the region. The total gross value added (GVA) by their earnings and by the profits accruing to businesses is calculated to amount to £524 million per annum, which would potentially create a further £4 billion p.a. in value added to the Highland economy. This represents a locally and regionally significant effect.

The attraction and retention of students could increase the Highland population by between 38%-47% from 2005 to 2031, especially in the 16-20 year old age group. This would counter the current trend of out-migration in this group, thereby benefiting the working-age population, and is considered to represent a significant demographic effect at the regional level.' *source Inverness Campus Project Planning Statement April 2009.*

What was out of town is now edge of town

As Inverness pushes east the IRBLP is now being integrated within the main urban areas. With continuing expansion it will become more embedded within Inverness, and has become a gateway to the city.