

Environment

The following is a summary of ongoing technical assessments to inform the masterplan and the planning application process, including:

- Flood Risk and Drainage
- Ecology and Biodiversity
- Landscape and Visual
- Archaeology
- Air Quality & Noise

- Existing Buildings
- Parkland Setting
- Landscape Corridor
- Water
- SUDS



Flood Risk And Drainage

The Flood Risk Assessment confirms most of the site is free from flood risk. The masterplan directs development to these areas and is supported by a site-wide surface water drainage strategy designed to manage storage and attenuation of surface water up to and including a 1-in-30-year flood event plus 42% climate change. Existing blue infrastructure and new attenuation basins will provide additional storage.

Ecology And Biodiversity

A Preliminary Ecology Appraisal of the Campus occurred in early April 2024 and specific species surveys are ongoing including Breeding Bird, Bat and Badger. Most of the site comprises species-poor grassland/amenity planting and arable habitats. These habitats are relatively low value in ecological terms. However, a handful of mature tree lines within the site are of considerably higher ecological value and approx. 20 individual trees have bat roosting potential. These tree lines will be retained and protected.

Landscape And Visual

A landscape and visual assessment of the scheme confirms that whilst the Phase 2 site is undeveloped, landscape character is heavily influenced by the city's urban edge, most notably the Campus itself. The East Link Road will also create a clear urban edge to the site. Accordingly, the scheme has been designed to respect views into and out of the Campus and the established heights of development on the Campus and in the surrounding area.

Archaeology

An archaeological assessment is underway to inform development design appropriate mitigation. This includes analysis of known heritage assets in and around the Phase 2 area (including the Scheduled Monument at Ashton Farm Cottages, Ring Ditch 415m SW and Pit Circles 460m WSW of). The following have also been reviewed: National Record of the Historic Environment (NRHE) and Historic Environment Record (HER) data; previous archaeological

fieldwork reports; aerial photography and LiDAR data. In addition a walkover survey, a map regression and site visits were undertaken.

Protection of known heritage assets is integral to the design. Notably, in respect of the Scheduled Ancient Monument a 30m set-back is proposed.

Air Quality And Noise

An assessment has been undertaken to understand the air quality and noise conditions on the site. Although adjacent to a trunk road and a railway, this assessment has confirmed that most of the site is largely free from air quality and noise constraints. However, an assessment of the scheme will be undertaken to understand if any proposed buildings require mitigation.

Next Steps

Thank you for taking the time to visit the exhibition – we hope it has been helpful and that you have had the opportunity to meet members of the project team and learn more. We would like your help in shaping and refining our proposals for the final phase of the Inverness Campus, so would welcome your feedback. **A further public consultation event will take place on 21st and 22nd February where we will provide an update on the scheme and responses to any feedback that has been provided.** All the feedback we receive will be carefully considered as we continue to prepare our masterplan. A summary of the feedback provided, and our response to it will then be submitted to The Highland Council as part of the planning application. Please don't hesitate to contact the project team if you have any further questions.

Feedback can be provided via the paper comments forms or alternatively via email to: planning@turnberryuk.com