



National Developments – Response Form

Please use the table below to let us know about projects you think may be suitable for national development status. You can also tell us your views on the existing national developments in National Planning Framework 3, referencing their name and number, and providing reasons as to why they should maintain their status. Please use a separate table for each project or development. **Please fill in a [Respondent Information Form](#) and return it with this form to scotplan@gov.scot.**

Name of proposed national development	Port of Inverness
Brief description of proposed national development	Mixed use – expansion of port operations, expansion of marina facilities and associated accommodation, commercial uses (retail, food & drink, hotel, leisure) and a cultural & tourism hub
Location of proposed national development (information in a GIS format is welcome if available)	Port of Inverness, 38 Longman Drive, Inverness, IV1 1SU
What part or parts of the development requires planning permission or other consent?	To date no planning application has been submitted. Inverness Harbour Trust has undertaken early pre-application discussions with The Highland Council and promoted the site through the Call for Sites Inner Moray Firth Local Development Plan consultation
When would the development be complete or operational?	It is anticipated that the first phase of development could be operational within 5 years. The first phase would comprise of expansion of port and marina facilities. Delivery of the full masterplan will be dependent on market demand and could take circa 10 -15 years to be fully operational
Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.	The full site area extends to circa 34 hectares. Part of the site (9 hectares) is allocated in the Inner Moray Firth Local Development Plan for mixed use comprising of business, industrial, tourism, retail/leisure use (allocation reference IN9)

Contribution of proposed national development to the national development criteria (maximum 500 words):

The proposed mixed use masterplan for Port of Inverness has the opportunity to create a high-quality waterfront destination comparable with other major UK cities. The development will address current capacity constraints at the port and marina. The introduction of commercial, cultural and tourism uses will make a significant contribution to the wider Inverness economy. Marine tourism is a growth sector that has been identified by Highlands and Islands Enterprise. The proposed mixed use development at Port of Inverness will assist in attracting tourists to the Highlands and ensure that this is a destination of first choice.

This proposal meets the 4 assessment criteria for National Developments as follows:

Climate Change – the mixed use masterplan will be sustainably designed and will incorporate renewable technologies to ensure that the proposal is carbon neutral. The development will also promote active travel and better connect this part of Inverness to the City Centre.

People – This proposal will be brought forward through a masterplan approach focusing on high-quality placemaking and engagement. The proposal will bring significant improvements to the public realm and better connect the port to the City Centre, the heritage trail along the waterfront and Merkinch area. The proposal will bring new commercial, cultural and leisure facilities to the City for the enjoyment of local residents and tourists. The development of the site for mixed use would create significant employment opportunities locally and for the Highland region.

Inclusive Growth – The port is an established key contributor to the local economy. This development will create employment opportunities during construction and once operational. The proposal would be a key contributor to the wider marine tourism strategy for the Highland region. Encouragement of tourists to the Inverness area would result in in-direct economic benefits for the City as a whole in terms of increased expenditure in hotels, restaurants, cafes, shops etc.

Place – The development of the site would be brought forward through a masterplan approach to deliver a high quality, sustainable development. Placemaking, sustainability and engagement will be at the heart of the delivery of this proposal. The port benefits from an outstanding natural setting and the environmental sensitivities of this location are fully appreciated. The proposed development will be brought forward to ensure that the natural environment is protected.

For more information and other resources



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