

APPENDIX 1

HMP Highland – List of potential prison sites

October 2008 – SPS announce plans to replace existing HMP Inverness with HMP Highland

June 2009 – Following discussions with Highland Council SPS are directed to the list of possible development sites noted in the Inverness Local Plan 2006.

June 2009 – SPS make initial contact with HIE to discuss the possible purchase of land at Beechwood Farm, but HIE advise that they are not looking to dispose of the site at this time.

October 2009 - Drivers Jonas complete their planning assessment report on 12 potential prison sites, taken from those listed in the 2006 Local Plan.

June 2010 – HIE again approached. They confirmed that SPS proposals for the Beechwood land was tabled for discussion at their Board Meeting but was rejected on the basis that a prison development would not be a strategic fit with their campus proposals.

Aug 2010 – Colliers, who had replaced Drivers Jonas in June 2010, advised that they had held meetings with a number of local land owners and confirmed that they had received a possible lead on a site at Easter Bogbain (near the Milton of Leys site). They also provided further information on sites at Ness-Side, and Longman Core (addition of the British Bakery site).

June 2011 – Colliers provided feedback following a review/update meeting with Highland Council. This included updates on the current planning position of the original 12 sites. Also tabled for consideration were two additional sites at Bogbain East and Knocknagael.

September 2012 – Colliers contacted the owner of land at Ness Side/Torvean, who was promoting the disposal of land for an “institutional” development, but were informed that the owner would not consider sale for a prison development.

September 2012 – Colliers provided feedback following a review/update meeting with Highland Council who had provided additional detail on changes (or potential changes) to 3 sites from the 2009 list. Further information provided on Longman North (Landfill site), Ashton Farm and Carse Industrial Estate.

October 2012 – Colliers & SPS carried out high level examination of land at Ashton Farm but interest was not taken forward due to access issues, and existing planning designation. (Fuller details are included in the site summary paper).

May 2013 – Detailed feasibility study begun on the suitability of a prison development on the Longman Landfill, site.

July 2013 – Following a further enquiry HIE again confirm they will not consider sale of the site at Beechwood to SPS.

May 2014 – SPS confirm that following an appraisal of the site investigation reports on the Longman Landfill site, which highlighted a number of prohibitive development constraints, the site could not be economically developed within acceptable cost parameters. (Fuller details are included in the site summary paper).

July 2014 – Following discussions with Highland Council, SPS were forwarded details of sites at Knocknagael and Milton of Leys for further investigation.

July 2014 – SPS contact SG: Rural Affairs and The Environment Department to enquire about the status of the land at Knocknagael Farm.

July 2014 – SPS make enquiry about availability of a site at Inverness Airport.

July 2014 - SG: Rural Affairs and The Environment Department confirm land at Knocknagael is to be subject to a feasibility study to assess the best use of the site. (Details of subsequent developments in respect of this site are included in the site summary paper).

August 2014 – Owners of possible site at Inverness Airport confirm they do not want to consider a sale to SPS.

August 2014 – Colliers make contact with Inverness Estates, owners of land at Milton of Leys, to discuss the possible purchase of land for proposed HMP Highland. Inverness Estates indicated a willingness to begin dialogue and approved SPS request to carry out initial site investigation studies.

October 2015 – SPS advised of corporate restructure of Inverness Estates Ltd and change of name to Hazledene (Inverness) Ltd. SPS begin negotiations with Hazledene (Inverness) Ltd.

March 2016 – SPS execute a conditional purchase agreement with Hazledene (Inverness) Ltd for the acquisition of the site at Milton of Leys.