

**Inner Moray Firth  
Local Development Plan**



**Action Programme**

**October 2015**

**An Dàmhair 2015**

**Prògram Gnìomha**

**Plana Leasachaidh Ionadail  
Linne Mhoireibh A-staigh**

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# 1. Introduction

1.1 This is the Action Programme for the Inner Moray Firth Local Development Plan (IMFLDP) which was adopted by the Council in July 2015. In compliance with planning legislation, it sets out how the IMFLDP will be implemented. This will be a live working document, and will be reviewed at least every two years.

1.2 The purpose of this Action Programme is to identify the key projects and actions that are necessary to deliver the vision, spatial strategy and proposals set out in the Plan. The policies included in the IMFLDP will be delivered through the consideration and determination of planning applications. Their effectiveness is also being monitored through the review of the Highland-wide Local Development Plan which will ultimately update the policies included in the IMFLDP. This Action Programme is specifically intended to help all partners involved in improving, regenerating and growing our communities to coordinate the delivery of development with supporting infrastructure and services. Community Planning Partners in Highland will be asked to oversee the delivery of the IMFLDP through this Action Programme.

1.3 **Section 2** of this document sets out the strategic infrastructure projects for the IMFLDP area, whilst **Sections 3 to 6** cover the actions for specific settlements and development sites identified in the plan. Each action is listed together with the names of any partner agencies and, where known, timescales and costs. **Actions, including identified costs, set out within this action programme are based on information publicly available at the time of publication and are therefore subject to review and change.** All costs are estimates, taken from published sources and are at current prices.

1.4 There are a range of other funding opportunities that cannot be listed within this document for example where they have no specific projects allocated to them at this stage. Settlements may not be listed in the document if no known actions have been identified at this stage.

1.6 In addition to the actions already identified, the Council will consider supporting any community organisation wishing to progress a land use plan for its area where that plan follows the principles outlined in the IMFLDP, adds useful detail to it, and helps implement the plan. Any interested parties should contact the Development Plans Team to discuss this further.

1.7 Throughout this document, reference to The Highland Council is abbreviated to the acronym THC but other organisations are given their full name. Where the specific name of the delivery partner is uncertain a generic term such as 'developers' is used. Where there is a lead agency of several this name comes first.

## 2. Strategic Infrastructure Improvements

Action	Delivery
<b>A9 Dual-carriageway (Perth to Inverness)</b> <ul style="list-style-type: none"> <li>Phased improvements to the existing A9</li> </ul>	<b>Who:</b> Transport Scotland <b>Timescale:</b> Phased programme of schemes from 2015-2025 onwards <b>Cost:</b> £1.5 – 3 billion
<b>A96 Dual-carriageway (Inverness to Aberdeen)</b> <ul style="list-style-type: none"> <li>Phased improvements to the existing A96 including Nairn Bypass</li> </ul>	<b>Who:</b> Transport Scotland <b>Timescale:</b> Phased programme over period to 2030 <b>Cost:</b> Estimate in range of £3 billion
<b>Aberdeen to Inverness Rail Improvements Project</b> <ul style="list-style-type: none"> <li>Enhanced commuter services into each city and including the construction of a new station at Dalcross by 2019</li> </ul>	<b>Who:</b> Transport Scotland, Network Rail, Rail Operators, HiTrans, THC <b>Timescale:</b> Phased programme over period to 2030 <b>Cost:</b> £250-500 million
<b>Inverness to Perth Highland Mainline Rail Improvements Project</b> <ul style="list-style-type: none"> <li>Upgrading the Highland Line between Perth and Inverness by adding passing loops and increasing line speeds</li> </ul>	<b>Who:</b> Transport Scotland, Network Rail, Rail Operators <b>Timescale:</b> Phased programme over period 2015-2025 <b>Cost:</b> £250-600 million
<b>Enhanced High Voltage Electricity Network</b> <ul style="list-style-type: none"> <li>Delivery of an enhanced high voltage electricity transmission grid to meet national targets for electricity generation, climate change targets and security of energy supplies</li> </ul>	<b>Who:</b> OFGEM, Utility Transmission Network Owners <b>Timescale:</b> 2013-2021 <b>Cost:</b> £7 billion
<b>Next Generation Broadband</b> <ul style="list-style-type: none"> <li>Delivery of improved digital connectivity</li> </ul>	<b>Who:</b> Scottish Government, HIE, BT, Other Public Sector Bodies <b>Timescale:</b> 2013-2017 <b>Cost:</b> £146 million (across whole of HIE area)

<p><b>Upgrading Water Quality</b></p> <ul style="list-style-type: none"> <li>• Glenconvinth Water Treatment Works – capital maintenance undertaken at service reservoirs to ensure continued high water quality and security of supply</li> </ul>	<p><b>Who:</b> Scottish Water  <b>Timescale:</b> 2015-2021  <b>Cost:</b> Not known</p>
<p><b>Additional Water Storage Capacity</b></p> <ul style="list-style-type: none"> <li>• Assynt Supply System – tripling of storage capacity to reduce risk of service disruption</li> </ul>	<p><b>Who:</b> Scottish Water  <b>Timescale:</b> 2015-2021  <b>Cost:</b> £10.1 million</p>
<p><b>Strategic Water Supply Capacity</b></p> <ul style="list-style-type: none"> <li>• Augmentation of Inverness and A96 Corridor water supply – at pre planning application stage</li> </ul>	<p><b>Who:</b> Scottish Water  <b>Timescale:</b> 2015-2021  <b>Cost:</b> Not known</p>
<p><b>Strategic Waste Water Treatment Capacity</b></p> <ul style="list-style-type: none"> <li>• Planning permission granted and extended for new, high capacity waste water treatment works at Ardersier – plant layout allows modular expansion</li> </ul>	<p><b>Who:</b> Scottish Water  <b>Timescale:</b> 2015-2041  <b>Cost:</b> £5 million for first phase works</p>

## 3. Inverness

Action	Delivery
<b>Transport Actions</b>	
<b>A9/A96 Connections</b> Currently at 2 <sup>nd</sup> design stage including detailed analysis of two route corridors	<b>Who:</b> Transport Scotland, THC, developers, landowners <b>Timescale:</b> 2016-2025 <b>Cost:</b> £90-145 million
<b>West Link Road</b> Planning and other permissions/consents granted - preparatory works underway. Stage 1 (connection to A82) due for completion end of 2017	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2021 <b>Cost:</b>
<b>Inshes Corridor Phase 2 Improvements</b> Design and initial public consultation stage – initially likely to take form of additional flaring of approaches to Inshes roundabout, an additional lane on Inshes overbridge and improvement to co-ordination of lights controlled crossings	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2020 <b>Cost:</b>
<b>Park and Ride Facility in East Inverness</b> Amended permission and legal agreement to secure 150 space short term park and medium term 500 space facility – exact timing subject to pace and mix of adjoining development	<b>Who:</b> Developers / THC / HiTrans <b>Timescale:</b> Not known <b>Cost:</b> Not known
<b>Education Actions</b>	
<ul style="list-style-type: none"> <li>• Inverness High School Refurbishment</li> <li>• New build Inverness Royal Academy</li> <li>• Central Primary School Refurbishment</li> <li>• Holm Primary School Extension</li> <li>• Raigmore Primary School Extension</li> <li>• Smithton Primary School Extension</li> <li>• Lochardil Primary School Extension</li> <li>• Milton of Leys Primary School Extension</li> </ul>	<b>Who:</b> THC, developers <b>Timescale:</b> 2015-2020 <b>Cost:</b>
<b>Other Physical Actions</b>	
<ul style="list-style-type: none"> <li>• Inverness Leisure Sports Facilities Refurbishment / Expansion (2015-2019)</li> <li>• Torvean Golf Course Reconfiguration and Enhancement (2015-2019)</li> <li>• Canal Parks and Rugby Club Enhancements (2015-2018)</li> <li>• Regional Sports Facility (City Deal bid for 2021-2024)</li> <li>• Regional Cultural Hub (City Deal bid for 2021-2024)</li> <li>• New Prison (2016-2019)</li> <li>• Raigmore Hospital Refurbishment (2015-2018)</li> <li>• New Craigs Health Centre Redevelopment (2017-2019)</li> <li>• Wester Craigs Health Centre Phase 1 (2015-2016)</li> </ul>	<b>Who:</b> THC, developers, Scottish Government, UK Government, SportScotland, NHS Highland, Inverness Common Good Fund <b>Timescale:</b> In brackets to left after each scheme <b>Cost:</b>

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- Raigmore Hospital Tower Block Cladding Refurbishment (2019-2021)
  - Inverness Crematorium Refurbishment (2015-2016)
  - Town House Refurbishment (2015-2016)
  - Millburn and Dell Burn Flood Prevention Studies (2015-2016)
  - Inshes District Park (2015-2016)
  - Smithton / Culloden Flood Alleviation (2015-2016)
  - River Ness Flood Prevention Works (2015-2017)
  - New East Inverness District Park and expanded Inshes District Park (aspirational schemes currently without timescales and costs)

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### Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

**Who:** THC, developers

**Timescale:** 2015-2025

**Cost:** No capital cost

- Milton of Leys (IN49, IN52, IN59, IN64, IN65, IN68, IN69)
  - Westercraigs (IN20)
  - Longman (IN1, IN4, IN8, IN9,
  - Porterfield Prison (IN2)
  - Inverness City Centre (IN5, IN6, IN10, IN13, IN22,
  - Cameron Barracks (IN7)
  - East of Culcabock Avenue (IN55)
  - Drummond Hill (IN57)
  - East Inverness (IN77, IN82, IN83, IN84, IN85, IN88, IN91)
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## 4. Strategic Employment Sites

### 4.1 Inverness Airport and Business Park

Action	Delivery
<b>Transport Actions</b>	
<b>Enhancements at Inverness Airport</b>	
<ul style="list-style-type: none"><li>Delivery of Inverness Airport Masterplan</li></ul>	<b>Who:</b> Highlands & Islands Airports Ltd <b>Timescale:</b> 2015 to 2030 <b>Cost:</b> £75 million +
<b>Inverness Airport Business Park</b>	
<ul style="list-style-type: none"><li>Planning permissions granted for 200 hectare Business Park including classes 4, 5 and 6, a hotel and conferencing unit and other supporting uses</li></ul>	<b>Who:</b> Inverness Airport and Business Park Ltd <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Dalcross Railway Station</b>	
<ul style="list-style-type: none"><li>2015 pre-planning application enquiry for new access road and provision of 150 space car park with associated drop off area and new platform for Dalcross Railway Station</li></ul>	<b>Who:</b> HiTrans, Transport Scotland, Local Funding Partners <b>Timescale:</b> By 2019 <b>Cost:</b> Not known

### 4.2 Castle Stuart

Action	Delivery
2015 planning application lodged for second 18 hole championship golf course	<b>Who:</b> Castle Stuart Golf Links LLP <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known

### 4.3 Morayhill

Action	Delivery
Expansion of timber processing plant and biomass heating facility. Planning permission granted 2014	<b>Who:</b> Norbord Ltd <b>Timescale:</b> Under construction <b>Cost:</b> Not known



## 4.4 Whiteness

Action	Delivery
Planning permission granted in 2014 to establish a port and port related services for energy related uses	<b>Who:</b> Port of Ardersier Ltd <b>Timescale:</b> Not known <b>Cost:</b> Not known

## 4.5 Nigg

Action	Delivery
Continued support of implementation of development in accordance with the adopted Nigg Development Masterplan	<b>Who:</b> Scottish Government, THC, HIE, private developers and operators <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known

## 5. Settlements – South Plan Area

### 5.1 Beauly

Action	Delivery
<b>Transport Actions</b>	
Link Road between Priory Way, Croyard Road and Muir of Ord road, and Central Traffic Calming	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
Expansion of Beauly Rail Station Car Park	<b>Who:</b> THC <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Education Actions</b>	
New build Beauly Primary School	<b>Who:</b> THC <b>Timescale:</b> 2015-2019 <b>Cost:</b>
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets <ul style="list-style-type: none"> <li>• Beauly East (BE1)</li> <li>• Curling Pond/Cnoc na Rath Field (BE2)</li> </ul>	<b>Who:</b> THC, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

### 5.2 Nairn

Action	Delivery
<b>Transport Actions</b>	
<b>A96 Dual-carriageway (Inverness to Aberdeen)</b> <ul style="list-style-type: none"> <li>• Phased improvements to the existing A96 including Nairn By-pass</li> </ul>	<b>Who:</b> Transport Scotland <b>Timescale:</b> Phased programme over period to 2030 <b>Cost:</b> Estimates in range of £3 billion
<b>Education Actions</b>	
Completion of Nairn Academy Extension	<b>Who:</b> THC <b>Timescale:</b> 2015 <b>Cost:</b>

<b>Other Physical Actions</b>	
Nairn Burial Ground Extension	<b>Who:</b> THC <b>Timescale:</b> 2015-2016 <b>Cost:</b>
<b>Nairn Town Centre Community Plan</b> <ul style="list-style-type: none"> <li>Range of 14 proposals to deliver regeneration of Nairn Town Centre (of relevance to NA7 Town Centre)</li> </ul>	<b>Who:</b> THC / Community Groups <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Environmental improvement work</b> <ul style="list-style-type: none"> <li>Environmental improvement work in town centre/surrounding area</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015/16 <b>Cost:</b>
<b>Water and Waste Water Provision (not committed to by Scottish Water)</b> <ul style="list-style-type: none"> <li>Water and waste water enhancements in line with Scottish Water's continuous programme of Capital Maintenance and mitigation and improvement to neutralise the impact of new development growth</li> </ul>	<b>Who:</b> Developers, Scottish Water <b>Timescale:</b> Not known <b>Cost:</b> Not known
<b>A96 Inverness-Nairn Coastal Trail Coastal Trail (aspirational)</b> <ul style="list-style-type: none"> <li>Delivery of coastal trail through direct provision and developer obligations</li> </ul>	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b>
<b>Policy Actions</b>	
<b>Development Planning for Nairn/Nairn South Masterplan</b> <ul style="list-style-type: none"> <li>Delivery of a new Nairn South Masterplan including an updated assessment of all development factors and Transport Appraisal that will make an appraisal of cumulative transport impacts of development of this site alongside the other development sites in Nairn</li> <li>Preparation a delivery strategy for sites in Nairn</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015-2016 <b>Cost:</b> No capital cost
<b>Built Heritage</b> <ul style="list-style-type: none"> <li>Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li> <li>To prepare Supplementary Guidance to provide guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>Sandown (NA4)</li> </ul>	<b>Who:</b> THC, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

- Achareidh (NA3)

## 5.3 Tornagrain

Action	Delivery
<b>Transport Actions</b>	
Delivery of improvements to Croy Road (A96 Coull roundabout to Croy village) prior to delivery of first phase of housing	<b>Who:</b> Landowner, Developer <b>Timescale:</b> 2015/16 <b>Cost:</b> Not known
<b>Education Actions</b>	
Delivery of adequate classroom\facility provision by Developer Obligations at Croy Primary School to accommodate early phases of development at Tornagrain	<b>Who:</b> Landowner, Developer, THC <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
Delivery of Primary and Secondary School provision within new Tornagrain settlement in line with phasing programme contained in planning permission(s)	<b>Who:</b> Landowner, Developer, THC <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Other Physical Actions</b>	
<b>A96 Inverness-Nairn Coastal Trail Coastal Trail (aspirational)</b>	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b>
<ul style="list-style-type: none"> <li>• Delivery of coastal trail through direct provision and developer obligations</li> </ul>	
<b>Policy Actions</b>	
Preparation of further developer masterplans for individual phases of development and applications	<b>Who:</b> Landowner/Developer <b>Timescale:</b> 30-50 years <b>Cost:</b> No capital cost

## 5.4 Ardersier

Action	Delivery
<b>Policy Actions</b>	
<b>Built Heritage</b>	
<ul style="list-style-type: none"> <li>• Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li> <li>• To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

## 5.5 Auldearn

Action	Delivery
<b>Policy Actions</b>	
<b>Built Heritage</b> <ul style="list-style-type: none"> <li>• Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li> <li>• To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

## 5.6 Cawdor

Action	Delivery
<b>Transport Actions</b>	
White Bridge Proposed Weight Restriction – investigation of long term alternative solution	<b>Who:</b> THC, landowner, developers <b>Timescale:</b> Not known <b>Cost:</b> Not known
Transport assessment to support development of Cawdor allocations CD3-10 including improvements to the B9090, necessary mitigation of impacts on local and trunk road networks	<b>Who:</b> Landowner, developers, THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<b>Policy Actions</b>	
<b>Built Heritage</b> <ul style="list-style-type: none"> <li>• Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li> <li>• To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets <ul style="list-style-type: none"> <li>• Cawdor (CD3-10)</li> </ul>	<b>Who:</b> THC, landowner, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

## 5.7 Croy

Action	Delivery
<b>Transport Actions</b>	
Improvements to transport linkages from settlement to wider network (see	<b>Who:</b> Landowner/

also Tornagrain TG1)	Developers <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
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### Education Actions

Delivery of additional capacity at Croy Primary School. (see also Tornagrain TG1)	<b>Who:</b> landowners, developers, THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> Not known
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### Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowner, developer <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>West of primary school (CR2)</li> </ul>	

## 5.8 Drumnadrochit

Action	Delivery
<b>Transport Actions</b>	
A82 – review of junction safety and capacity within settlement	<b>Who:</b> THC, Transport Scotland, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Other Physical Actions</b>	
Drumnadrochit Health Centre	<b>Who:</b> NHS Highland <b>Timescale:</b> 2015-2016 <b>Cost:</b> £1.4 million
River Enrick Flood Prevention Works	<b>Who:</b> NHS Highland <b>Timescale:</b> 2015-2016 <b>Cost:</b>
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>Drum Farm (DR5)</li> <li>Land south west of Coiltie Crescent (DR6)</li> </ul>	

## 5.9 Fort Augustus

Action	Delivery
<b>Other Physical Actions</b>	
Improved Drinking Water Quality Via From Upgraded Invermoriston Water Treatment Works	<b>Who:</b> Scottish Water <b>Timescale:</b> 2015-2021 <b>Cost:</b> Not known
<b>Policy Actions</b>	
A developer masterplan or Council produced (amended) development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowner, developer <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>• Markethill (FA1)</li> </ul>	

## 5.10 Inchmore

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>• New or improved junctions from A862</li> <li>• Upgrades to path network including footway on south side of A862</li> </ul>	<b>Who:</b> Landowners, developers <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
<b>Education Actions</b>	
Extension to Kirkhill Primary School (may be required in the future to accommodate increasing pupil numbers as a result of allocations being built out)	<b>Who:</b> Landowners, developers, THC <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowner, developer <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>• East of Inchmore Gallery (IC2)</li> </ul>	

## 5.11 Kiltarlity

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>• Widening of village spine and side roads (dependent upon development impact and contributions)</li> <li>• Improved footpath provision (including link to primary school and</li> </ul>	<b>Who:</b> Landowners, developers, THC <b>Timescale:</b> Not known

village hall and dependent upon development impact and contributions)	<b>Cost:</b> Not known
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#### Education Actions

Extension to Tomnacross Primary School (may be required in the future to accommodate increasing pupil numbers as a result of allocations being built out)	<b>Who:</b> Landowners, developers, THC <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
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## 5.12 Kirkhill

Action	Delivery
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#### Transport Actions

Improved footpath provision including link to primary school and village hall	<b>Who:</b> Landowners, developers <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
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#### Education Actions

Extension to Kirkhill Primary School (may be required in the future to accommodate increasing pupil numbers as a result of allocations being built out)	<b>Who:</b> Landowners, developers, THC <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
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#### Policy Actions

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|--|--|
| <p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>Groam Farm East (KH5)</li> </ul> | <b>Who:</b> THC, landowner, developer<br><b>Timescale:</b> 2015-2025<br><b>Cost:</b> No capital cost |
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## 5.13 Tomatin

Action	Delivery
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#### Transport Actions

New high capacity, grade separated junction to dualled A9	<b>Who:</b> Transport Scotland <b>Timescale:</b> 2015-2020 <b>Cost:</b> Not known
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#### Policy Actions

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|---|------------------------------|
| A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – | <b>Who:</b> THC, landowners, |
|---|------------------------------|



<p>relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>• Land north west of Old Post Office (TM3)</li> <li>• Land north of Station Cottages (TM4)</li> <li>• East of Distillery (TM5)</li> </ul>	<p>developers  <b>Timescale:</b> 2015-2025  <b>Cost:</b> No capital cost</p>
<p>Encourage and support early dialogue between developers, the Council and Scottish Water to explore waste water solutions for the northern sector of the settlement</p>	<p><b>Who:</b> THC, Scottish Water  <b>Timescale:</b> 2015-2020  <b>Cost:</b> Not known</p>

## 6. Settlements – North Plan Area

### 6.1 Alness

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>Upgrades to internal road network and externally at junction with the A9(T)</li> <li>Delivery of priority actions identified in Alness and Invergordon Active Travel Audit</li> </ul>	<p><b>Who:</b> Landowners, developers, THC, Transport Scotland</p> <p><b>Timescale:</b> In parallel with development</p> <p><b>Cost:</b> Not known</p>
<b>Education Actions</b>	
Alness and Invergordon Sustainable School Estate Review	<p><b>Who:</b> THC</p> <p><b>Timescale:</b> Not known</p> <p><b>Cost:</b> Not known</p>
<b>Other Physical Actions</b>	
<ul style="list-style-type: none"> <li>Upgrade of Averon Leisure Centre</li> <li>Upgrade of Alness Swimming Pool</li> </ul>	<p><b>Who:</b> High Life Highland</p> <p><b>Timescale:</b> Not known</p> <p><b>Cost:</b> Not known</p>
<b>Policy Actions</b>	
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>Crosshills (AL1)</li> <li>Whitehills (AL2)</li> <li>Milnafua Farm (AL6)</li> </ul>	<p><b>Who:</b> THC, landowners, developers</p> <p><b>Timescale:</b> 2015-2025</p> <p><b>Cost:</b> No capital cost</p>

### 6.2 Dingwall

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>Kinnairdie Link Road (including ongoing collection of developer contributions in line with existing Dingwall Developer Contributions Protocol)</li> <li>Priority actions identified in the Council's Dingwall Active Travel Audit (including developer contributions)</li> </ul>	<p><b>Who:</b> THC, landowners, developers</p> <p><b>Timescale:</b> 2015 onwards</p> <p><b>Cost:</b></p> <p><b>Who:</b> THC, landowners, developers</p> <p><b>Timescale:</b> Ongoing</p> <p><b>Cost:</b> Not known</p>

### Education Actions

St Clements Special School refurbishment and upgrading	<b>Who:</b> THC <b>Timescale:</b> 2015-17 <b>Cost:</b>
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### Other Physical Actions

Ross Memorial Hospital - Environmental Maintenance	<b>Who:</b> NHS Highland <b>Timescale:</b> 2016-17 <b>Cost:</b> £780,000
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Delivery of Multi-Use Games Areas on land at Dingwall North (allocations DW1 to DW5) through accrual of developer contributions	<b>Who:</b> THC <b>Timescale:</b> Ongoing contributions collection <b>Cost:</b> Not known
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### Policy Actions

#### Built Heritage

- Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan
- Preparation of Supplementary Guidance to provide guidance for new development as well as the alteration, extension and refurbishment of traditional buildings

**Who:** THC  
**Timescale:** 2015-2025  
**Cost:** No capital cost

#### Dingwall Riverside Development Brief

- The Council intend to adopt the existing Dingwall Riverside Development Brief as Supplementary Guidance. (see DW7 and DW8 Dingwall Riverside, North and South)

**Who:** THC  
**Timescale:** 2015-2025  
**Cost:** No capital cost

## 6.3 Fortrose & Rosemarkie

### Action

### Delivery

#### Transport Actions

Traffic management measures and monitoring of their effectiveness	<b>Who:</b> THC, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
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#### Education Actions

Black Isle Education Centre replacement	<b>Who:</b> THC <b>Timescale:</b> 2016-2019 <b>Cost:</b>
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#### Other Physical Actions

Cemetery Extension	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> Not known
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#### Policy Actions

A developer masterplan or Council produced development brief	<b>Who:</b> THC, landowners,
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may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Greenside Farm (FR1)
- Ness Gap (FR2)

developers  
**Timescale:** 2015-2025  
**Cost:** No capital cost

## 6.4 Invergordon

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>• Upgrades to internal road network</li> <li>• Upgrade junctions with A9(T), in particular Tomich Junction</li> <li>• Delivery of priority actions identified in Alness and Invergordon Active Travel Audit</li> </ul>	<p><b>Who:</b> THC, landowners, developers, Transport Scotland</p> <p><b>Timescale:</b> Ongoing</p> <p><b>Cost:</b> Not known</p>
<b>Education Actions</b>	
Alness and Invergordon Sustainable School Estate Review	<p><b>Who:</b> THC</p> <p><b>Timescale:</b> Not known</p> <p><b>Cost:</b> Not known</p>
<b>Other Physical Actions</b>	
Upgrade of Invergordon Leisure Centre	<p><b>Who:</b> High Life Highland, THC</p> <p><b>Timescale:</b> 2015-2016</p> <p><b>Cost:</b></p>
<b>Policy Actions</b>	
<ul style="list-style-type: none"> <li>• Assess potential for town centre to become a conservation area</li> <li>• Prepare Tomich Junction Upgrade developer contributions protocol (to be adopted as supplementary guidance)</li> </ul> <p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>• Sites IG2, IG4 and IG7</li> <li>• Site IG6 Seabank Tank Farm Former Fuel Storage Depot</li> <li>• Site IG8: Invergordon Mains North</li> <li>• Site IG12: Delny</li> </ul>	<p><b>Who:</b> THC, landowners, developers</p> <p><b>Timescale:</b> 2015-2025</p> <p><b>Cost:</b> No capital cost</p>

## 6.5 Muir of Ord

Action	Delivery
<b>Transport Actions</b>	

Delivery of replacement A862 Muir of Ord Railway Bridge and associated road improvements

**Who:** THC  
**Timescale:** 2014-18  
**Cost:**

### Education Actions

Monitoring of emerging capacity issues at Tarradale Primary School

**Who:** THC  
**Timescale:** Ongoing  
**Cost:** Not known

### Other Physical Actions

- Provision of a new community hub at the Old Tarradale School (2015/16)
- Delivery of village centre enhancements (2015/16)
- Completion of Beauly to Muir or Ord Community Link (2015/16)
- Expansion of shared use path network connection to Conon Bridge and Dingwall (feasibility underway 2015/16)
- Development of a community sports facility

**Who:** Muir of Ord Hall and Facilities Company, THC (Property transfer and Community Council funded feasibility study), Big Lottery Funding  
**Timescale:** Various (see individual items)  
**Cost:**

## 6.6 Tain

### Action

### Delivery

#### Transport Actions

Ensure that development in Tain contributes towards the delivery of the priority actions identified in the Council's Active Travel Audit

**Who:** THC, landowners, developers  
**Timescale:** Ongoing  
**Cost:** Not known

#### Education Actions

Delivery of a new ages 3-18 School Campus

**Who:** THC  
**Timescale:** 2015-20  
**Cost:**

St Duthus Special School Improvement

**Who:** THC  
**Timescale:** 2015-17  
**Cost:**

#### Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Glenmorangie (TN8)

**Who:** THC, landowners, developers  
**Timescale:** 2015-2025  
**Cost:** No capital cost

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**Built Heritage**

- Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan
- To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings

**Who:** THC**Timescale:** 2015-2025**Cost:** No capital cost

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## 6.7 Avoch

**Action****Delivery****Policy Actions**

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- West of the Old Manse (AV3)

**Who:** THC, landowners, developers**Timescale:** 2015-2025**Cost:** No capital cost

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## 6.8 Conon Bridge

**Action****Delivery****Policy Actions**

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Former Fish Processing Site (CB3)

**Who:** THC, landowners, developers**Timescale:** 2015-2025**Cost:** No capital cost

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## 6.9 Contin

**Action****Delivery****Other Physical Actions**

New community hall and Civic Square/open space (within site CT3 Central Contin)

**Who:** THC, landowners, developers**Timescale:** In parallel with development**Cost:** Not known

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**Policy Actions**

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Central Contin (CT2)

**Who:** THC, landowners, developers**Timescale:** 2015-2025**Cost:** No capital cost

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## 6.10 Cromarty

Action	Delivery
<b>Education Actions</b>	
Cromarty Primary School refurbishment	<b>Who:</b> THC <b>Timescale:</b> 2015-2017 <b>Cost:</b>
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>Sandilands (CM1)</li> </ul>	

## 6.11 Evanton

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>Upgrades to internal road network</li> <li>Bridge link between Teandallon and Drummond Road</li> <li>Upgrade junctions with A9(T)</li> <li>Rail siding/link (associated with site EV6: Highland Deephaven)</li> <li>Jetty extension (within site EV6: Highland Deephaven)</li> </ul>	<b>Who:</b> Landowners, developers, THC, Transport Scotlan <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
<b>Education Actions</b>	
Expansion of Kiltearn Primary School (may be required in parallel with development) and parking available to sports centre	<b>Who:</b> Landowners, developers, THC <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>Teandallon East (EV1)</li> <li>Culcairn (EV3)</li> <li>Drummond Farm (EV4)</li> </ul>	

## 6.12 Maryburgh

Action	Delivery
<b>Policy Actions</b>	
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>• Maryburgh Expansion Site (North) (MB1)</li> <li>• Maryburgh Expansion Site (South) (MB2)</li> </ul>	<p><b>Who:</b> THC, landowners, developers  <b>Timescale:</b> 2015-2025  <b>Cost:</b> No capital cost</p>

## 6.13 Strathpeffer

Action	Delivery
<b>Transport Actions</b>	
Path links to connect to existing core paths and service and facilities	<p><b>Who:</b> Landowners, developers, THC  <b>Timescale:</b> In parallel with development  <b>Cost:</b> Not known</p>
<b>Policy Actions</b>	
Preparation of Conservation Area Appraisal and Conservation Area Management Plan	<p><b>Who:</b> THC  <b>Timescale:</b> 2015-2025  <b>Cost:</b> No capital cost</p>
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>• Kinellan (SP1)</li> </ul>	<p><b>Who:</b> THC, landowners, developers  <b>Timescale:</b> 2015-2025  <b>Cost:</b> No capital cost</p>

## 6.14 Tore

Action	Delivery
<b>Transport Actions</b>	
Discussions regarding rationalisation of trunk road junctions within settlement	<p><b>Who:</b> Transport Scotland, THC, landowners, developers  <b>Timescale:</b> 2015 onwards  <b>Cost:</b> Not known</p>
<b>Other Physical Actions</b>	
First time comprehensive mains sewerage provision	<p><b>Who:</b> Landowners, developers, THC, Scottish Water</p>



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**Timescale:** In parallel with development  
**Cost:**

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**Policy Actions**

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

**Who:** THC, landowners, developers  
**Timescale:** 2015-2025  
**Cost:** No capital cost

- Tore North (TR2)

