## A96 Corridor - Contribution Protocol Cost Allocation





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DRAFT FOR DISCUSSION								
ALL AREAS ARE GIFA (m2) AND ALL FIGURES EXCLUDE ACQUISITION COSTS BUT	Tafaratau atuus Casta	Cooks allowed to	Controllerated to	Controllerated to	Controllerated to	Controlloreted to		
INCLUDES FEES Costs	allocated to Corridor	East Inverness	Costs allocated to Central Framework	Costs allocated to Nairn Framework	Costs allocated to Tornagrain	Costs allocated to Whiteness	Total	Notes
allocated to Corridor Wide Infrastructure	Wide	Framework Plan	Plan	Plan	Framework Plan	Framework Plan		
EAST INVERNESS FRAMEWORK PLAN Schools								
3 Nr 300 Pupil Primary Schools		24,948,000						
1 Nr 600 Pupil Secondary School		15,840,000						
Green Space 13 hectares of formal park area		8,580,000						
Bypass								Internal upgrading of local roads included in development costs
Bypass and Smithton Junction: 2.1km dual	4,105,200	6,157,800						60% assumed for local 60% assumed for local of which 50% allocated to Beechwood
Inshes gyratory Smithton road upgrade	2,200,000	1,650,000 2,200,000						60% assumed for local of which 50% allocated to Beechwood
New Pedestrian / Cycle Routes								
Green Bridges: 4 Nr		550,000						Cost of 100% of 2 Green Bridges plus 50% of 2 Green Bridges allocated to Beechwood
General Cycle Route allocation; 6km Structural Landscaping		1,320,000						
20 hectares		1,100,000						
Regional Sports Complex								
Playing Fields: 40 hectares Sports Pavilion: 3,000m2	8,250,000 5,940,000							100% allocated for Regional Sports Complex allocated to Beechwood 100% allocated for Regional Sports Complex allocated to Beechwood
Public Transport Interchange								
Bus Interchange: 1Nr Park & Ride	2,750,000							
6 hectares; equated to 2,400 car parking spaces	6,600,000							
Totals	29,845,200		0	0	0	0	92,191,000	
Totals excluding specific contributions allocated	15,655,200	62,345,800	0	0	0	0	78,001,000	
NAIRN FRAMEWORK PLAN								
Schools				AB BC				
4 Nr 250 Pupil Primary Schools  1 Nr 1000 Pupil Secondary School				27,720,000 26,400,000				Sales income from existing Secondary School site not taken into account
Green Space								2. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
163 hectares of recreation, playing fields, open park, forest park Visitor centre: 2,000m2	18,315,000 4,840,000			8,580,000				
Visitor centre: 2,000m2 Bypass	4,840,000							Internal upgrading of local roads included in development costs
Bypass: 7km with 4 junctions	8,184,000			12,276,000				60% of western section is for local access to developments
New Pedestrian / Cycle Routes Green Bridges: 1 Nr				550,000				
Bridges: 3 Nr				1,650,000				
Structural Landscaping					-			
35 hectares Totals	31,339,000	0	0	1,925,000 <b>79,101,000</b>	0	0	110,440,000	
Totals excluding specific contributions allocated	31,339,000	0	0	79,101,000	0	0	110,440,000	
CENTRAL ERAMEWORK DI AN								
CENTRAL FRAMEWORK PLAN A96 Duelling								
Dual carriageway: 13.5km	34,155,000							
Road over rail bridges: 2 Nr Railway Upgrades	5,500,000							
Signaling, passing places, tbc	7,700,000							
New Wildlife / Landscape Corridors								
Woodland: 300 hectares New Landscapes	16,500,000							
Longman Park: 9 hectares	4,950,000							
Paths and Trails  150 km	16 500 000							
Scottish Water - Wastewater Development	16,500,000							Costs advised by Scottish Water
Inverness East Option 1	3,896,998							
Nairn Area Option 4 Central Area Option 2	6,973,182 9,993,540							
Whiteness water treatment works	11,000,000							
Water Supply Cost	10.150.000							
Water Supply Cost Grid Substation (indicative)	13,150,000							
Grid Substation	7,700,000							
Civic Structures / Public Art	2,000,000							
Administration & Fees	2,000,000							
For administration and fees	2,000,000							
Totals Totals excluding specific contributions allocated	142,018,720 142,018,720	0		0	0	0	142,018,720 142,018,720	
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TORNAGRAIN FRAMEWORK PLAN								
Schools 3 Nr 250 Pupil Primary Schools					20,790,000			3 Nr Schools as per THC Policy on pupil numbers/Halcrow
1 Nr 1000 Pupil Secondary School					19,800,000			Allocation of 25% to Whiteness
Green Space Tornagrain Park: 8 hectares					4,400,000			
Bowling pitches: 4 Nr					330,000			
Playing fields: 4 Nr	-				660,000			
A96 Duelling Dual carriageway	4,048,000				6,072,000			
Structural Landscaping								
35 hectares Health Building					1,925,000			
Health Centre: 1,500m2					2,475,000			
Community Leisure / Pool	-				_			
Recreation Centre: 1,000m2 [Privately funded] Train Station					0			
Station: 1,000m2					2,200,000			
Civic Town Hall / Ecclesiastical: 1,200m2					n			Provision at developers discretion
Police/ Ambulance/ Fire: 1,500m2					3,300,000			m2 based on realistic size for area
Totals  Totals excluding specific contributions allocated	4,048,000 4,048,000	0	0	0	61,952,000 61,952,000	0	66,000,000 66,000,000	
Totals excluding specific contributions allocated	4,048,000	<u>0</u>	<u> </u>	<u> </u>	01,952,000	<u>.                                    </u>	56,000,000	<u> </u>
WHITENESS FRAMEWORK PLAN		T	T. T	T.		T.		
Schools 1 Nr 250 Pupil Primary Schools						6,930,000		2 Nr Schools as per THC Policy on pupil numbers not as per Masterplan
1 Nr 1000 Pupil Secondary School						6,600,000		Allocation of 25% Tornagrain 1 Nr Secondary School
Green Space					-		-	
Park 2 hectares Structural Landscaping						1,100,000		
17.5 hectares						962,500		Allocation reflects sensitive landscapes and environment
Health Building Health Centre	-							
Community Leisure / Pool						577,500		
Community Hall		-			-	1,683,000		
Totals Totals excluding specific contributions allocated	0	0	0	0	0	17,853,000 17,853,000	17,853,000 17,853,000	
	•					27,003,000	27,003,000	
BEECHWOOD FARM - UNIVERSITY CAMPUS	0	45.000.000	0		0	0	45.000.000	Complex university compute contribution to Foot Years
Totals Beechwood Farm specific contributions allocated		15,900,000					13,900,000	Complex university campus contribution to East Inverness infrastructure
Overall Totals	207,250,920	62,345,800			61,952,000		428,502,720	
Overall Totals (excluding specific contributions)	193,060,920	46,445,800	0	79,101,000	61,952,000	17,853,000	398,412,720	

## A96 Corridor - Framework Plan Contributions





			Contribution				Contribution to	Contribution to			Contribution				Contribution to	Contribution to	Contribution to	Contribution to	
DRAFT FOR DISCUSSION	Quantity	Trips Rate	Contribution Weighting	Total Trips	Percentage of Total Trips	Specific Contributions	Contribution to Corridor Wide	Corridor Wide Infrastructure	Quantity	Trips Rate	Contribution Weighting	Total Trips	Percentage of Total Trips	Specific Contributions	Contribution to Framework Plan	Framework Plan Infrastructure	Contribution to TOTAL CORRIDOR	TOTAL CORRIDOR	Notes
			Factor (%)		·		Infrastructure	per unit/per m2			Factor (%)				Infrastructure	per unit/per m2	Infrastructure	Infrastructure per unit/per m2	
EAST INVERNESS FRAMEWORK				1			ı	1											
Residential Alturlie; 600 units	600	9.00	100%	5,400	1.75%		£1,863,576	£3,106	600	9.00	100%	5,400	7.61%		£3,535,087	£5,892	£5,398,662	£8,998	
Beechwood Farm; 121 units	121	9.00	100%		0.35%		£375,821	£3,106	121	9.00	100%	1,089	1.53%		£712,909		£1,088,730	£8,998	
Ashton; 1,657 units	1,657	9.00	100%		4.84%		£5,146,575	£3,106	1,657	9.00	100%	14,913	21.02%		£9,762,731		£14,909,306	£8,998	
Stratton; 1,214 units	1,214	9.00	100%		3.54%		£3,770,635	£3,106	1,214	9.00	100%	10,926	15.40%		£7,152,658		£10,923,294	£8,998	
Castle Stuart; 150 units Business	150	9.00	100%	1,350	0.44%		£465,894	£3,106	150	9.00	100%	1,350	1.90%		£883,772	£5,892	£1,349,666	£8,998	
Stoneyfield; 20,000m2	20,000	0.31	100%	6,200	2.01%		£2,139,661	£107	20,000	0.31	100%	6,200	8.74%		£4,058,803	£203	£6,198,464	£310	
Ashton; 31,000m2	31,000	0.31	100%				£3,316,475		31,000	0.31	100%		13.55%		£6,291,145		£9,607,620	£310	
Stratton; 4,000m2 Leisure / Other	4,000	0.31	100%	1,240	0.40%	1	£427,932	£107	4,000	0.31	100%	1,240	1.75%		£811,761	. £203	£1,239,693	£310	
Ashton; 21,000m2; hotel	21,000	0.11	100%	2,310	0.75%		£797,196	£38	21,000	0.11	100%	2,310	3.26%		£1,512,231	. £72	£2,309,428	£110	
Stratton; 4,000m2	4,000	0.23	100%				£317,498	£79	4,000	0.23	100%	920	1.30%		£602,274		£919,772		
Castle Stuart; 1,000m2; hotel	1,000	0.11	100%	110	0.04%		£37,962	£38	1,000	0.11	100%	110	0.16%		£72,011	. £72	£109,973	£110	
Food Retail Stratton; 8,000m2;	8,000	2.11	100%	16,880	5.47%		£5,825,400	£728	8,000	2.11	100%	16,880	23.79%		£11,050,419	£1,381	£16,875,819	£2,109	
EAST INVERNESS PLAN TOTAL	8,000	2.11	100%	70,948	23.00%		£24,484,625		8,000	2.11	100%	70,948	100%		£46,445,800	£1,361	£70,930,425	£2,109	
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NAIRN FRAMEWORK PLAN																			
Residential Nairn West; 2,100 units	2,100	9.00	100%	18,900	6.13%		£6,522,515	£3,106	2,100	9.00	100%	18,900	21.01%		£16,622,476	£7,915	£23,144,992	£11,021	
Moss-Side; 1500 units	1,500	9.00	100%		4.38%		£4,658,940	£3,106	1,500	9.00	100%	13,500	15.01%		£11,873,197		£23,144,992 £16,532,137	£11,021	
Tradespark; 410 units	410	9.00	100%	3,690	1.20%		£1,273,443	£3,106	410	9.00	100%	3,690	4.10%		£3,245,341	£7,915	£4,518,784	£11,021	
Firhall; 829 units	829	9.00	100%	7,461	2.42%		£2,574,841	£3,106	829	9.00	100%	7,461	8.30%		£6,561,920	£7,915	£9,136,761	£11,021	
Business Tradespark; 6,000m2	6,000	0.31	100%	1,860	0.60%		£641,898	£107	6,000	0.31	100%	1,860	2.07%		£1,635,863	£273	£2,277,761	£380	
Firhall; 10,000m2	10,000	0.31	100%				£1,069,831	£107	10,000	0.31		-	3.45%		£2,726,438		£3,796,268	£380	
Househill; 2,000m2	2,000	0.31	100%		0.20%		£213,966	£107	2,000	0.31	100%	620	0.69%		£545,288		£759,254	£380	
Balmakeith; 48,000m2	48,000	0.31	100%		4.82%		£5,135,187	£107	48,000	0.31	100%	14,880	16.54%		£13,086,902		£18,222,089	£380	
Nairn East Industrial Estate; 4,000m2 Leisure/ Other	4,000	0.31	100%	1,240	0.40%	1	£427,932	£107	4,000	0.31	100%	1,240	1.38%		£1,090,575	£273	£1,518,507	£380	
Firhall; 5,000m2	5,000	0.23	100%	1,150	0.37%		£396,873	£79	5,000	0.23	100%	1,150	1.28%		£1,011,421	£202	£1,408,293	£282	
Househill; 5,000m2	5,000	0.23	100%		0.37%		£396,873	£79	5,000	0.23	100%	1,150	1.28%		£1,011,421		£1,408,293	£282	
Nairn - golf course	1	578.00	100%	578	0.19%		£199,472	£199,472	1	578.00	100%	578	0.64%		£508,349	£508,349	£707,820	£707,820	Note 1 Nr and not unit per 100m2
Food Retail Nairn West; 5,000m2; shell only - fit out by others	5,000	2.11	100%	10,550	3.42%		£3,640,875	£728	5,000	2.11	100%	10,550	11.73%		£9,278,684	£1,856	£12,919,559	£2,584	
Firhall; 2,000m2; shell only - fit out by others	2,000	2.11	100%		1.37%		£1,456,350	£728	2,000	2.11	100%	4,220	4.69%		£3,711,474		£5,167,824	£2,584	
Industry																			
Firhall; 4,000m2	4,000	0.16	100%				£220,868	£55	4,000	0.16	100%	640	0.71%		£562,878		£783,746	£196	
Balmakeith; 36,000m2  Nairn East Industrial Estate; 4,000m2	36,000 4,000	0.16 0.16	100%		1.87%		£1,987,814 £220,868	£55	36,000 4,000	0.16 0.16	100% 100%	5,760 640	6.40% 0.71%		£5,065,898 £562,878		£7,053,712 £783,746	£196 £196	
NAIRN PLAN TOTAL	,,,,,,			89,939	29.16%		£31,038,546		,,,,,			89,939	100%		£79,101,000		£110,139,546		
																	1		
CENTRAL FRAMEWORK PLAN Residential																1			
Culloden Moor; 252units	252	9.00	100%	2,268	0.74%		£782,702	£3,106	252	9.00	100%	2,268	4.86%		£0	£0	£782,702	£3,106	
Croy; 245 units	245	9.00	100%		0.71%		£760,960	£3,106	245	9.00	100%	2,205	4.72%		£0		£760,960	£3,106	
Ardersier; 245 units	245 150	9.00	100%		0.71%		£760,960 £465,894	£3,106 £3,106	245 150	9.00	100%	2,205 1,350	4.72% 2.89%		£0		£760,960 £465,894	£3,106	
Fort George; 150 units Cawdor; 237 units	237	9.00	100%	-	0.44%		£736,112		237	9.00	100%	2,133	4.57%		£0		£736,112	£3,106	
Fisherton; 75 units	75	9.00	100%		0.22%		£232,947	£3,106	75	9.00	100%	675	1.45%		£0	£0	£232,947	£3,106	
Culloden; 44 units	44	9.00	100%				£136,662					396	0.85%		£0		£136,662		
Beechwood - Castlehill; 214 units  Cradlehall; 160 units	214 160	9.00 9.00	100% 100%		0.62%		£664,675 £496,954		214 160	9.00	100% 100%	1,926 1,440	4.12% 3.08%		£0		£664,675 £496,954	£3,106 £7,997	
Smithton; 300 units	300	9.00	100%				£931,788		300	9.00	100%	2,700	5.78%		£0		£931,788	£7,997	
Westhill; 677 units	677	9.00	100%				£2,102,735		677	9.00	100%	6,093	13.05%		£0		£2,102,735	£7,997	
Aldearn; 276 units	276	9.00	100%				£857,245	-	276	9.00	100%	2,484	5.32%		£0		£857,245	£3,106	
Lochloy; 4 units Balloch; 17 units	4 17	9.00	100% 100%				£12,424 £52,801		4 17		100% 100%	36 153	0.08%		£0		£12,424 £52,801	£3,106	
Nairn Coast; 22 units	22	9.00	100%				£52,801 £68,331		22		100%	198	0.42%		£0		£68,331	£3,106	
Nairn South West; 11 units	11	9.00	100%		0.03%		£34,166	£3,106	11	9.00	100%		0.21%		£0		£34,166	£3,106	
Nairn Centre; 20 units	20	9.00	100%				£62,119		20		100%	180	0.39%		£0		£62,119	£3,106	
Nairn East; 15 units Kingsteps; 125 units	15 125	9.00	100%				£46,589 £388,245		15 125	9.00	100%	135 1,125	0.29% 2.41%		£0		£46,589 £388,245	£3,106	
Business	123	9.00	100%	1,125	0.36%	1	£300,245	£3,10b	125	9.00	100%	1,123	2.41%		£0	. £U	£300,245	£3,1U6	
Ardersier; 1,000m2	1,000	0.31	100%				£106,983		1,000	0.31	100%		0.66%		£0		£106,983	£107	
Fisherton; 8,000m2	8,000	0.31	100%				£855,864		8,000	0.31	100%	2,480	5.31%		£0		£855,864	£107	
Cradlehall; 3,000m2 Lochloy; 12,000m2	3,000 12,000	0.31	100% 100%		0.30% 1.21%		£320,949 £1,283,797		3,000 12,000	0.31	100% 100%		1.99% 7.97%		£0		£320,949 £1,283,797	£107	
Nairn East; 9,000m2	9,000	0.31	100%				£1,283,797 £962,848		9,000	0.31			5.97%		£0		£1,283,797 £962,848		
Leisure/ Other																			
	1,000	0.23	100%				£79,375			0.23		230	0.49%		£0		£79,375	£79	
Croy; 1,000m2	2,000 15,000	0.23	100%				£158,749 £569,426		2,000 15,000	0.23	100%	460 1,650	0.98% 3.53%		£0		£158,749 £569,426	£79	
Fisherton; 2,000m2			100%	-			£569,426 £79,375		1,000	0.11	100%	230	0.49%		£0		£79,375	£38 £79	
	1,000	0.23					£714,371	£79	9,000	0.23	100%		4.43%		£0		£714,371	£79	
Fisherton; 2,000m2 Culloden; 15,000m2 hotel Beechwood - Castlehill; 1,000m2 Nairn East; 9,000m2		0.23	100%	2,070	0.07 70					i	1 -			1		1	· · · · · · · · · · · · · · · · · · ·		
Fisherton; 2,000m2 Culloden; 15,000m2 hotel Beechwood - Castlehill; 1,000m2 Nairn East; 9,000m2 Food Retail	1,000 9,000	0.23																	
Fisherton; 2,000m2 Culloden; 15,000m2 hotel Beechwood - Castlehill; 1,000m2 Nairn East; 9,000m2 Food Retail Westhill; 1,000m2;	1,000		100%				£728,175	£728	1,000	2.11	100%	2,110	4.52%		£0	£0	£728,175	£728	
Fisherton; 2,000m2 Culloden; 15,000m2 hotel Beechwood - Castlehill; 1,000m2 Nairn East; 9,000m2 Food Retail	1,000 9,000	0.23		2,110	0.68%		£728,175			2.11	100%		4.52%		£0		£728,175	£728	
Fisherton; 2,000m2 Culloden; 15,000m2 hotel Beechwood - Castlehill; 1,000m2 Nairn East; 9,000m2 Food Retail Westhill; 1,000m2; Industry	1,000 9,000 1,000	0.23 2.11	100%	2,110	0.68%			£55	1,000							03			
Fisherton; 2,000m2 Culloden; 15,000m2 hotel Beechwood - Castlehill; 1,000m2 Nairn East; 9,000m2 Food Retail Westhill; 1,000m2; Industry Ardersier; 1,000m2	1,000 9,000 1,000	0.23 2.11 0.16	100% 100% 100%	2,110 160 160	0.68% 0.05% 0.05%		£55,217	£55 £55	1,000 1,000	0.16	100% 100%	160 160	0.34%		£0	£0 £0 £0	£55,217	£55 £55	

## **A96 Corridor - Framework Plan Contributions**





DRAFT FOR DISCUSSION	Quantity	Trips Rate	Contribution Weighting Factor (%)	Total Trips	Percentage of Total Trips	Specific Contributions	Contribution to Corridor Wide Infrastructure	Contribution to Corridor Wide Infrastructure per unit/per m2	Quantity	Trips Rate	Contribution Weighting Factor (%)	Total Trips	Percentage of Total Trips Co	Specific ontributions	Contribution to Framework Plan Infrastructure	Contribution to Framework Plan Infrastructure per unit/per m2	Contribution to TOTAL CORRIDOR Infrastructure	Contribution to TOTAL CORRIDOR Infrastructure per unit/per m2	Notes
TORNAGRAIN FRAMEWORK PLAN																			
Hotel																			
IABP: 3,200m2	3,200	0.11	100%	352	0.11%		£121,478	£38	3,200	0.11	100%	352	0.44%		£270,083	£84	£391,561	£122	
Boutique Hotel: 1,700m2	1,700	0.11	100%	187	0.06%		£64,535	£38	1,700	0.11	100%	187	0.23%		£143,482	£84	£208,017	£122	
Residential																			
Fornagrain; 2,550 units	2,550	9.00	100%	22,950	7.44%		£7,920,197	£3,106	2,550	9.00	100%	22,950	28.42%		£17,609,111	£6,906	£25,529,309	£10,011	
Gollanfield; 1,950 units	1,950	9.00	100%	17,550	5.69%		£6,056,621	£3,106	1,950	9.00	100%	17,550	21.74%		£13,465,791	£6,906	£19,522,413	£10,011	
Business																			
Airport; 2,000m2	2,000	0.31	100%	620	0.20%		£213,966	£107	2,000	0.31	100%	620	0.77%		£475,715	£238	£689,681	£345	
IA Buisness Park; 25,000m2	25,000	0.31	100%	7,750	2.51%		£2,674,576	£107	25,000	0.31	100%	7,750	9.60%		£5,946,432	£238	£8,621,008	£345	
Tornagrain; 5,000m2	5,000	0.31	100%	1,550	0.50%		£534,915	£107	5,000	0.31	100%	1,550	1.92%		£1,189,286	£238	£1,724,202	£345	
Leisure / Other																			
Airport; 6,000m2	6,000	0.23	100%	1,380	0.45%		£476,247	£79	6,000	0.23	100%	1,380	1.71%		£1,058,849	£176	£1,535,096	£256	
IA Buisness Park; 240m2	240	0.23	100%	55	0.02%		£19,050	£79	240	0.23	100%	55	0.07%		£42,354	£176	£61,404	£256	
Tornagrain; 4,000m2	4,000	0.23	100%	920	0.30%		£317,498	£79	4,000	0.23	100%	920	1.14%		£705,899	£176	£1,023,397	£256	
Food Retail																			
Tornagrain; 7,000m2; shell only - fit out by others	7,000	2.11	100%	14,770	4.79%		£5,097,225	£728	7,000	2.11	100%	14,770	18.29%		£11,332,748	£1,619	£16,429,973	£2,347	
Industry																			
Airport; 14,000m2	14,000	0.16	100%	2,240	0.73%		£773,039	£55	14,000	0.16	100%	2,240	2.77%		£1,718,711	£123	£2,491,750	£178	
IA Buisness Park; 48,000m2	48,000	0.16	100%	7,680	2.49%		£2,650,419	£55	48,000	0.16	100%	7,680	9.51%		£5,892,722	£123	£8,543,141	£178	
Tornagrain; 8,000m2	8,000	0.16	100%	1,280	0.42%		£441,736	£55	8,000	0.16	100%	1,280	1.59%		£982,120	£123	£1,423,857	£178	
Airport 2030																			
Airport 2030; 16200	16,200	0.09	100%	1,458	0.47%		£503,165	£31	16,200	0.09	100%	1,458	1.81%		£1,118,696	£69	£1,621,862	£100	
TORNAGRAIN PLAN TOTAL				80,742	26.18%		£27,864,669					80,742	100%		£61,952,000		£89,816,669		
WHITENESS FRAMEWORK PLAN																			
Hotel																			
1 Nr Hotel - say 9000m2	9,000	0.11	100%	990	0.32%		£341,656	£38	9,000	0.11	100%	990	4.93%		£879,773	£98	£1,221,429	£136	
Residential																			
Whiteness; 1,950 units	1,950	9.00	100%	17,550	5.69%		£6,056,621	£3,106	1,950	9.00	100%	17,550	87.36%		£15,595,982	£7,998	£21,652,603	£11,104	
Leisure / Other																			
Whiteness - yatchclub / marina facilities	500	0.23	100%	115	0.04%		£39,687	£79	500	0.23	100%	115	0.57%		£102,196	£204	£141,883	£284	
Food Retail																			
Whiteness - total area of retail space core only	680	2.11	100%	1,435	0.47%		£495,159	£728	680	2.11	100%	1,435	7.14%		£1,275,049	£1,875	£1,770,208	£2,603	
WHITENESS PLAN TOTAL				20,090	6.51%		£6,933,123					20,090	100%		£17,853,000		£24,786,123		
						308,420 Total Trips								308,420 Total Trips					
Total					100%		£106,437,788								£205,351,800		£311,789,588		£311,789,588
													<u> </u>						
Beechwood Farm - University Cam	pus																		
Inshes gyratory	50%	of local con	tribution of £	3m	East Inverne	ss Framewor	k Plan							£1,500,000	£1,500,000		£1,500,000		Complex and diverse campus - contributions based upon
Green bridges	100%	of two gree	n bridges		East Inverne	ss Framewor	k Plan							£1,000,000	£1,000,000		£1,000,000		trip rate calculation considered inappropriate therefore
	50%	of two gree	n bridges		East Inverne	ss Framewor	k Plan							£500,000	£500,000		£500,000		contributions to be made to specific items of
Regional sports complex			playing field	s	East Inverne	ss Framewor	k Plan							£7,500,000	£7,500,000		£7,500,000		infrastructure for the East Inverness Framework Plan.
·	100%	3000m2 sp	orts pavilion		East Inverne	ss Framewor	k Plan							£5,400,000	£5,400,000		£5,400,000		
BEECHWOOD FARM TOTAL	1														£15,900,000		£15,900,000		

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## A96 Corridor - Contribution Protocol by Contributor



		1					■ Construction and Management Consul
DRAFT FOR DISCUSSION	Infrastructure Costs allocated to Corridor Wide	Costs allocated to East Inverness Framev Plan	Costs allocated to Nairn Framework Plan	Costs allocated to Central Framework Plan	Costs allocated to Tornagrain Framework Plan	Costs allocated to Whiteness Framework Plan	Total Cost Notes
ALL AREAS ARE GIFA (m2) AND ALL FIGURES EXCLUDE ACQUISITION COSTS BUT INCLUDES FEES	Total Cost Public Sector Developer	Total Cost Public Sector Develop	er Total Cost Public Sector Developer	Total Cost Public Sector Developer	Total Cost Public Sector Developer	Total Cost Public Sector Developer	Public Sector Contributor
BOT INCLUDES FEES  Costs allocated to Corridor Wide Infrastructure	Contribution Contribution	Contribution Contribu	ion Contribution Contribution	Contribution Contribution	Contribution Contribution	Contribution Contribution	Public Sector Contributor
EAST INVERNESS FRAMEWORK PLAN Schools							
3 Nr 300 Pupil Primary Schools		24,948,000 - 24,948					
1 Nr 600 Pupil Secondary School Green Space		15,840,000 - 15,840		-			
13 hectares of formal park area		8,580,000 - 8,580	000				
Bypass Bypass and Smithton Junction: 2.1km dual	4,105,200 3,078,900 1,026,300	6,157,800 - 6,157					Transport Scotland
Inshes gyratory Smithton road upgrade	2,200,000 1,650,000 550,000	1,650,000 - 1,650 2,200,000 - 2,200					Transport Scotland
New Pedestrian / Cycle Routes							
Green Bridges: 4 Nr General Cycle Route allocation; 6km		550,000 - 550 1,320,000 - 1,320					
Structural Landscaping							
20 hectares Regional Sports Complex		1,100,000 - 1,100					
Playing Fields: 40 hectares Sports Pavilion: 3,000m2	8,250,000 - 8,250,000 5,940,000 - 5,940,000						
Public Transport Interchange							
Bus Interchange: 1Nr Park & Ride	2,750,000 - 2,750,000	<del></del>					
6 hectares; equated to 2,400 car parking spaces	6,600,000 - 6,600,000					-	
Totals  Totals excluding specific contributions allocated	29,845,200 4,728,900 25,116,300 15,655,200 4,728,900 10,926,300	62,345,800 - 62,345 62,345,800 - 62,345					92,191,000 78,001,000
						1	7.0.7000 1
NAIRN FRAMEWORK PLAN Schools							
4 Nr 250 Pupil Primary Schools 1 Nr 1000 Pupil Secondary School			- 27,720,000 - 27,720,000 - 26,400,000 - 26,400,000				
Green Space							
163 hectares of recreation, playing fields, open park, forest park Visitor centre: 2,000m2	18,315,000 - 18,315,000 4,840,000 - 4,840,000		- 8,580,000 - 8,580,000				
Bypass							
Bypass: 7km with 4 junctions  New Pedestrian / Cycle Routes	8,184,000 6,138,000 2,046,000		- 12,276,000 - 12,276,000				Transport Scotland
Green Bridges: 1 Nr			- 550,000 - 550,000				
Bridges: 3 Nr Structural Landscaping			- 1,650,000 - 1,650,000				
35 hectares Totals	31,339,000 6,138,000 25,201,000		- 1,925,000 - 1,925,000 - 79,101,000 - 79,101,000				110,440,000
Totals Totals excluding specific contributions allocated	31,339,000 6,138,000 25,201,000 31,339,000 6,138,000 25,201,000		- 79,101,000 - 79,101,000 - 79,101,000 - 79,101,000				110,440,000
CENTRAL FRAMEWORK PLAN							
A96 Duelling	24455 000						
Dual carriageway: 13.5km  Road over rail bridges: 2 Nr	34,155,000 34,155,000 - 5,500,000 5,500,000 -						Transport Scotland Transport Scotland
Railway Upgrades	7,700,000 7,700,000						
Signaling, passing places, tbc  New Wildlife / Landscape Corridors	7,700,000 -	<del></del>					Transport Scotland
Woodland: 300 hectares	16,500,000 - 16,500,000						
New Landscapes Longman Park: 9 hectares	4,950,000 - 4,950,000						
Paths and Trails	16,500,000 - 16,500,000						
Scottish Water - Wastewater Development							
Inverness East Option 1 Nairn Area Option 4	3,896,998 2,338,199 1,558,799 6,973,182 4,183,909 2,789,273		1 1				60% funded by Scottish Water as Part 4 asset; no allowance for recove 60% funded by Scottish Water as Part 4 asset; no allowance for recove
Central Area Option 2	9,993,540 5,996,124 3,997,416						60% funded by Scottish Water as Part 4 asset; no allowance for recove
Whiteness water treatment works Water Supply Cost	11,000,000 - 11,000,000						
Water Supply Cost	13,150,000 11,835,000 1,315,000						90% funded by Scottish Water as Part 4 asset; no allowance for recove
Grid Substation (indicative)  Grid Substation	7,700,000 - 7,700,000						
Civic Structures / Public Art	2,000,000 - 2,000,000						
Administration & Fees							
For administration and fees  Totals	2,000,000 - 2,000,000 142,018,720 71,708,232 70,310,488						142,018,720
Totals excluding specific contributions allocated	142,018,720 71,708,232 70,310,488						142,018,720
TORNAGRAIN FRAMEWORK PLAN							
Schools 3 Nr 250 Pupil Primary Schools					20,790,000 - 20,790,000		
1 Nr 1000 Pupil Secondary School					20,790,000 - 20,790,000 19,800,000 - 19,800,000		
Green Space Tornagrain Park: 8 hectares					4,400,000 - 4,400,000		
Bowling pitches: 4 Nr					330,000 - 330,000		
Playing fields: 4 Nr A96 Duelling			-	-	660,000 - 660,000		
Dual carriageway	4,048,000 4,048,000 -				6,072,000 - 6,072,000		Transport Scotland
Churchinal Landonnia -	+			1 1			
Structural Landscaping 35 hectares					1,925,000 - 1,925,000		
35 hectares Health Building	7.000						
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool					1,925,000 - 1,925,000 2,475,000 - 2,475,000		
35 hectares Health Building Health Centre: 1,500m2 Community Lelisure / Pool Recreation Centre: 1,000m2 (Privately funded)							
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 (Privately funded) Train Station Station: 1,000m2							
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station					2,475,000 - 2,475,000		
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2					2,475,000 - 2,475,000		
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2	4,045,000 4,045,000 - 4,045,000 -				2,475,000 - 2,475,000 		66,000,000
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals excluding specific contributions allocated	4,048,000 4,048,000 -				2,475,000 - 2,475,000		
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals WHITENESS FRAMEWORK PLAN Schools	4,048,000 4,048,000 -				2,475,000 - 2,475,000		
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals excluding specific contributions allocated WHITENESS FRAMEWORK PLAN Schools 1 Nr 250 Pupi Primary Schools	4,048,000 4,048,000 -				2,475,000 - 2,475,000	6,930,000 - 6,930,000	
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals excluding specific contributions allocated  WHITENESS FRAMEWORK PLAN Schools 1 Nr 250 Pupil Primary Schools	4,048,000 4,048,000 -				2,475,000 - 2,475,000	6,930,000 - 6,930,000 6,600,000 - 6,600,000	
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Civic Comm Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals excluding specific contributions allocated WHITENESS FRAMEWORK PLAN Schools 1 Nr 100 Pupil Secondary School Green Space Park 2 hectares	4,048,000 4,048,000 -				2,475,000 - 2,475,000	6,930,000 - 6,930,000	
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals excluding specific contributions allocated WHITENESS FRAMEWORK PLAN Schools 1 Nr :250 Pupil Primary Schools 1 Nr :250 Pupil Primary School Green Space Park 2 hectares Structural Landscaping 17.5 hectares Structural Landscaping 17.5 hectares	4,048,000 4,048,000 -				2,475,000 - 2,475,000	6,930,000 - 6,930,000 6,600,000 - 6,600,000	
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 (Privately funded) Train Station Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Policy Ambulance/ Fire: 1,500m2 Totals Totals Totals Schools 1 Nr 250 Pupil Primary Schools 1 Nr 250 Pupil Primary Schools 1 Nr 1200 Pupil Secondary School Green Space Park 2 hectares Structural Landscaping 17.5 hectares Health Building	4,048,000 4,048,000 -				2,475,000 - 2,475,000	6,930,000 - 6,930,000 6,600,000 - 6,600,000 1,100,000 - 1,100,000 962,500 - 962,500	
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals excluding specific contributions allocated WHITENESS FRAMEWORK PLAN Schools 1 Nr 1000 Pupil Secondary School T Nr 1000 Pupil Secondary School Green Space Park 2 hectares Structural Landscaping 17.5 hectares Health Building Health Centre Community Leisure / Pool	4,048,000 4,048,000 - 4,048,000 4,048,000 -				2,475,000 - 2,475,000	6,930,000 - 6,930,000 6,600,000 - 6,600,000 1,100,000 - 1,100,000 962,500 - 962,500 577,500 - 577,500	
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals excluding specific contributions allocated  WHITENESS FRAMEWORK PLAN Schools 1 Nr :200 Pupil Primary Schools 1 Nr :200 Pupil Primary Schools 1 Nr :200 Pupil Primary Schools Structural Landscaping 17.5 hectares Health Building Health Centre	4,048,000 4,048,000 -				2,475,000 - 2,475,000	6,930,000 - 6,930,000 6,600,000 - 6,600,000 1,100,000 - 1,100,000 962,500 - 962,500 577,500 - 577,500 1,683,000 - 1,683,000	
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 (Privately funded) Train Station Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals Totals Totals Schools In 7:250 Pupil Primary Schools In 7:250 Pupil Primary Schools In 7:250 Pupil Primary Schools Structural Landscaping 17.5 hectares Health Building Health Centre Community Hall Leisure / Pool Community Hall Leisure / Pool Community Hall	4,048,000 4,048,000 - 4,048,000 4,048,000 -				2,475,000 - 2,475,000	6,930,000 - 6,930,000 6,600,000 - 6,600,000 1,100,000 - 1,100,000 962,500 - 962,500 577,500 - 577,500 1,683,000 - 1,683,000	66,000,000
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals Totals excluding specific contributions allocated  WHITENESS FRAMEWORK PLAN Schools I Nr 250 Pupil Primary Schools I Nr 1200 Pupil Secondary School Green Space Park 2 hectares Structural Landscaping 17,5 hectares Health Building Health Centre Community Hall Totals Totals Totals excluding specific contributions allocated	4,045,000 4,045,000 4,048,000 4,046,000				2,475,000 - 2,475,000  2,200,000 - 2,200,000  3,300,000 - 3,300,000  61,952,000 - 61,952,000	6,930,000 - 6,930,000 6,600,000 - 6,600,000 1,100,000 - 1,100,000 962,500 - 962,500 577,500 - 577,500 1,683,000 - 1,683,000	17,853,000 17,853,000
15 hectares   Health Building   Health Building   Health Building   Health Centre: 1,500m2   Pool   Recreation Centre: 1,000m2   Privately funded]   Train Station   Station: 1,000m2   Civic   Town Hall / Ecclesiastical: 1,200m2   Police/ Ambulance/ Fire: 1,500m2   Totals   Totals excluding specific contributions allocated   WHITENESS FRAMEWORK PLAN   Schools   In 7:20 Pupil Primary Schools   In 7:20 Pupil Primary Schools   In 7:20 Pupil Primary Schools   Structural Landscaping   17.5 hectares   Structural Landscaping   17.5 hectares   Health Building   Health Centre   Community Hell   Totals   Tot	4,045,000 4,045,000 4,048,000 4,046,000				2,475,000 - 2,475,000  2,200,000 - 2,200,000  3,300,000 - 3,300,000  61,952,000 - 61,952,000	6,930,000 - 6,930,000 6,600,000 - 6,600,000 1,100,000 - 1,100,000 962,500 - 962,500 577,500 - 577,500 1,683,000 - 1,683,000	66,000,000 17,853,000
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 (Privately funded) Train Station Station: 1,000m2 Civic Town Half / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Structural Landscaping 17.5 hectares Health Building Health Gentre Community Leisure / Pool Community Hall Totals Totals Totals Beechwood Farm specific contributions allocated  BEECHWOOD FARM - UNIVERSITY CAMPUS Totals Beechwood Farm specific contributions allocated  Overall Totals	4,045,000 4,045,000 - 4,045,000 4,045,000 - 4,045,000 4,045,000 -  207,250,920 86,623,132 120,627,788	15,900,000 - 15,900,			2,475,000 - 2,475,000	6,930,000 - 6,930,000 6,510,000 - 6,930,000 1,100,000 - 1,00,000 962,500 - 962,500 577,500 - 577,500 1,683,000 - 17,853,000 17,853,000 - 17,853,000 17,853,000 - 17,853,000	17,853,000 17,853,000 17,853,000 428,592,720 Overall Totals
35 hectares Health Building Health Centre: 1,500m2 Community Leisure / Pool Recreation Centre: 1,000m2 [Privately funded] Train Station Station: 1,000m2 Civic Town Hall / Ecclesiastical: 1,200m2 Police/ Ambulance/ Fire: 1,500m2 Totals Totals excluding specific contributions allocated  WHITENESS FRAMEWORK PLAN Schools 1 Nr :250 Pupil Primary Schools 1 Nr :250 Pupil Primary Schools 1 Nr :250 Pupil Primary Schools 1 Nr :250 Fupil Primary Schools 1 Nr :250 Fupil Homan School Green Space Park 2 hectares Structural Landscaping 17.5 hectares Health Building Health Centre Community Hall Totals Totals excluding specific contributions allocated  BEECHWOOD FARM - UNIVERSITY CAMPUS Totals Beechwood Farm specific contributions allocated	4,048,000 4,048,000 -	15,900,000 - 15,900,			2,475,000 - 2,475,000	6,930,000 - 6,930,000 6,510,000 - 6,930,000 1,100,000 - 1,00,000 962,500 - 962,500 577,500 - 577,500 1,683,000 - 17,853,000 17,853,000 - 17,853,000 17,853,000 - 17,853,000	17,853,000 17,853,000 17,853,000 428,592,720 Overall Totals

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