

A96 Corridor - Contribution Protocol Cost Allocation



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

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	Specific Contributions	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
EAST INVERNESS FRAMEWORK																			
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%	1,089	0.35%		£375,821	£3,106	121	9.00	100%	1,089	1.53%		£712,909	£5,892	£1,088,730	£8,998	
Ashton; 1,657 units	1,657	9.00	100%	14,913	4.84%		£5,146,575	£3,106	1,657	9.00	100%	14,913	21.02%		£9,762,731	£5,892	£14,909,306	£8,998	
Stratton; 1,214 units	1,214	9.00	100%	10,926	3.54%		£3,770,635	£3,106	1,214	9.00	100%	10,926	15.40%		£7,152,658	£5,892	£10,923,294	£8,998	
Castle Stuart; 150 units	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	
Business																			
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%	9,610	3.12%		£3,316,475	£107	31,000	0.31	100%	9,610	13.55%		£6,291,145	£203	£9,607,620	£310	
Stratton; 4,000m2	4,000	0.31	100%	1,240	0.40%		£427,932	£107	4,000	0.31	100%	1,240	1.75%		£811,761	£203	£1,239,693	£310	
Leisure / Other																			
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%	920	0.30%		£317,498	£79	4,000	0.23	100%	920	1.30%		£602,274	£151	£919,772	£230	
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																			
				70,948	23.00%		£24,484,625					70,948	100%		£46,445,800		£70,930,425		
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%	13,500	4.38%		£4,658,940	£3,106	1,500	9.00	100%	13,500	15.01%		£11,873,197	£7,915	£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%	3,100	1.01%		£1,069,831	£107	10,000	0.31	100%	3,100	3.45%		£2,726,438	£273	£3,796,268	£380	
Househill; 2,000m2	2,000	0.31	100%	620	0.20%		£213,966	£107	2,000	0.31	100%	620	0.69%		£545,288	£273	£759,254	£380	
Balmaketh; 48,000m2	48,000	0.31	100%	14,880	4.82%		£5,135,187	£107	48,000	0.31	100%	14,880	16.54%		£13,086,902	£273	£18,222,089	£380	
Nairn East Industrial Estate; 4,000m2	4,000	0.31	100%	1,240	0.40%		£427,932	£107	4,000	0.31	100%	1,240	1.38%		£1,090,575	£273	£1,518,507	£380	
Leisure/ Other																			
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%	1,150	0.37%		£396,873	£79	5,000	0.23	100%	1,150	1.28%		£1,011,421	£202	£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%	4,220	1.37%		£1,456,350	£728	2,000	2.11	100%	4,220	4.69%		£3,711,474	£1,856	£5,167,824	£2,584	
Industry																			
Firhall; 4,000m2	4,000	0.16	100%	640	0.21%		£220,868	£55	4,000	0.16	100%	640	0.71%		£562,878	£141	£783,746	£196	
Balmaketh; 36,000m2	36,000	0.16	100%	5,760	1.87%		£1,987,814	£55	36,000	0.16	100%	5,760	6.40%		£5,065,898	£141	£7,053,712	£196	
Nairn East Industrial Estate; 4,000m2	4,000	0.16	100%	640	0.21%		£220,868	£55	4,000	0.16	100%	640	0.71%		£562,878	£141	£783,746	£196	
NAIRN PLAN TOTAL																			
				89,939	29.16%		£31,038,546					89,939	100%		£79,101,000		£110,139,546		
CENTRAL FRAMEWORK PLAN																			
Residential																			
Culloden Moor; 252 units	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%	2,205	0.71%		£760,960	£3,106	245	9.00	100%	2,205	4.72%		£0	£0	£760,960	£3,106	
Ardersier; 245 units	245	9.00	100%	2,205	0.71%		£760,960	£3,106	245	9.00	100%	2,205	4.72%		£0	£0	£760,960	£3,106	
Fort George; 150 units	150	9.00	100%	1,350	0.44%		£465,894	£3,106	150	9.00	100%	1,350	2.89%		£0	£0	£465,894	£3,106	
Cawdor; 237 units	237	9.00	100%	2,133	0.69%		£736,112	£3,106	237	9.00	100%	2,133	4.57%		£0	£0	£736,112	£3,106	
Fisherton; 75 units	75	9.00	100%	675	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%	396	0.13%		£136,662	£3,106	44	9.00	100%	396	0.85%		£0	£0	£136,662	£7,997	
Beechwood - Castlehill; 214 units	214	9.00	100%	1,926	0.62%		£664,675	£3,106	214	9.00	100%	1,926	4.12%		£0	£0	£664,675	£3,106	
Cradlehall; 160 units	160	9.00	100%	1,440	0.47%		£496,954	£2,876	160	9.00	100%	1,440	3.08%		£0	£0	£496,954	£7,997	
Smithton; 300 units	300	9.00	100%	2,700	0.88%		£931,788	£2,876	300	9.00	100%	2,700	5.78%		£0	£0	£931,788	£7,997	
Westhill; 677 units	677	9.00	100%	6,093	1.98%		£2,102,735	£2,876	677	9.00	100%	6,093	13.05%		£0	£0	£2,102,735	£7,997	
Aldearn; 276 units	276	9.00	100%	2,484	0.81%		£857,245	£3,106	276	9.00	100%	2,484	5.32%		£0	£0	£857,245	£3,106	
Lochloy; 4 units	4	9.00	100%	36	0.01%		£12,424	£3,106	4	9.00	100%	36	0.08%		£0	£0	£12,424	£3,106	
Balloch; 17 units	17	9.00	100%	153	0.05%		£52,801	£3,106	17	9.00	100%	153	0.33%		£0	£0	£52,801	£3,106	
Nairn Coast; 22 units	22	9.00	100%	198	0.06%		£68,331	£3,106	22	9.00	100%	198	0.42%		£0	£0	£68,331	£3,106	
Nairn South West; 11 units	11	9.00	100%	99	0.03%		£34,166	£3,106	11	9.00	100%	99	0.21%		£0	£0	£34,166	£3,106	
Nairn Centre; 20 units	20	9.00	100%	180	0.06%		£62,119	£3,106	20	9.00	100%	180	0.39%		£0	£0	£62,119	£3,106	
Nairn East; 15 units	15	9.00	100%	135	0.04%		£46,589	£3,106	15	9.00	100%	135	0.29%		£0	£0	£46,589	£3,106	
Kingsteps; 125 units	125	9.00	100%	1,125	0.36%		£388,245	£3,106	125	9.00	100%	1,125	2.41%		£0	£0	£388,245	£3,106	
Business																			
Ardersier; 1,000m2	1,000	0.31	100%	310	0.10%		£106,983	£107	1,000	0.31	100%	310	0.66%		£0	£0	£106,983	£107	
Fisherton; 8,000m2	8,000	0.31	100%	2,480	0.80%		£855,864	£107	8,000	0.31	100%	2,480	5.31%		£0	£0	£855,864	£107	
Cradlehall; 3,000m2	3,000	0.31	100%	930	0.30%		£320,949	£107	3,000	0.31	100%	930	1.99%		£0	£0	£320,949	£107	
Lochloy; 12,000m2	12,000	0.31	100%	3,720	1.21%		£1,283,797	£107	12,000	0.31	100%	3,720	7.97%		£0	£0	£1,283,797	£107	
Nairn East; 9,000m2	9,000	0.31	100%	2,790	0.90%		£962,848	£107	9,000	0.31	100%	2,790	5.97%		£0	£0	£962,848	£107	
Leisure/ Other																			
Croy; 1,000m2	1,000	0.23	100%	230	0.07%</														

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	Specific Contributions	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																			
Tornagrain; 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 - yachtclub / 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
Beechwood Farm - University Campus																			
Inshes gyratory	50%	of local contribution of £3m													£1,500,000	£1,500,000	£1,500,000		Complex and diverse campus - contributions based upon
Green bridges	100%	of two green bridges													£1,000,000	£1,000,000	£1,000,000		trip rate calculation considered inappropriate therefore
	50%	of two green bridges													£500,000	£500,000	£500,000		contributions to be made to specific items of
Regional sports complex	100%	40 hectares playing fields													£7,500,000	£7,500,000	£7,500,000		infrastructure for the East Inverness Framework Plan.
	100%	3000m2 sports pavilion													£5,400,000	£5,400,000	£5,400,000		
BEECHWOOD FARM TOTAL																			
															£15,900,000		£15,900,000		

