

Phasing

As proposals for East Inverness and Nairn have developed and given progress in regard to schemes for Whiteness and Tornagrain, work has progressed in developing a phasing strategy to 2041.

Broadly, the development at East Inverness focuses on business and food retailing in the early years. The development of the university campus at Beechwood is also a focus at this time. The development of a full range of land uses is brought forward over 15 years from 2011-2026. From 2026 the pace of development begins to slow, other than in respect of business development as the Innovations Park, building on the success as the university, develops.

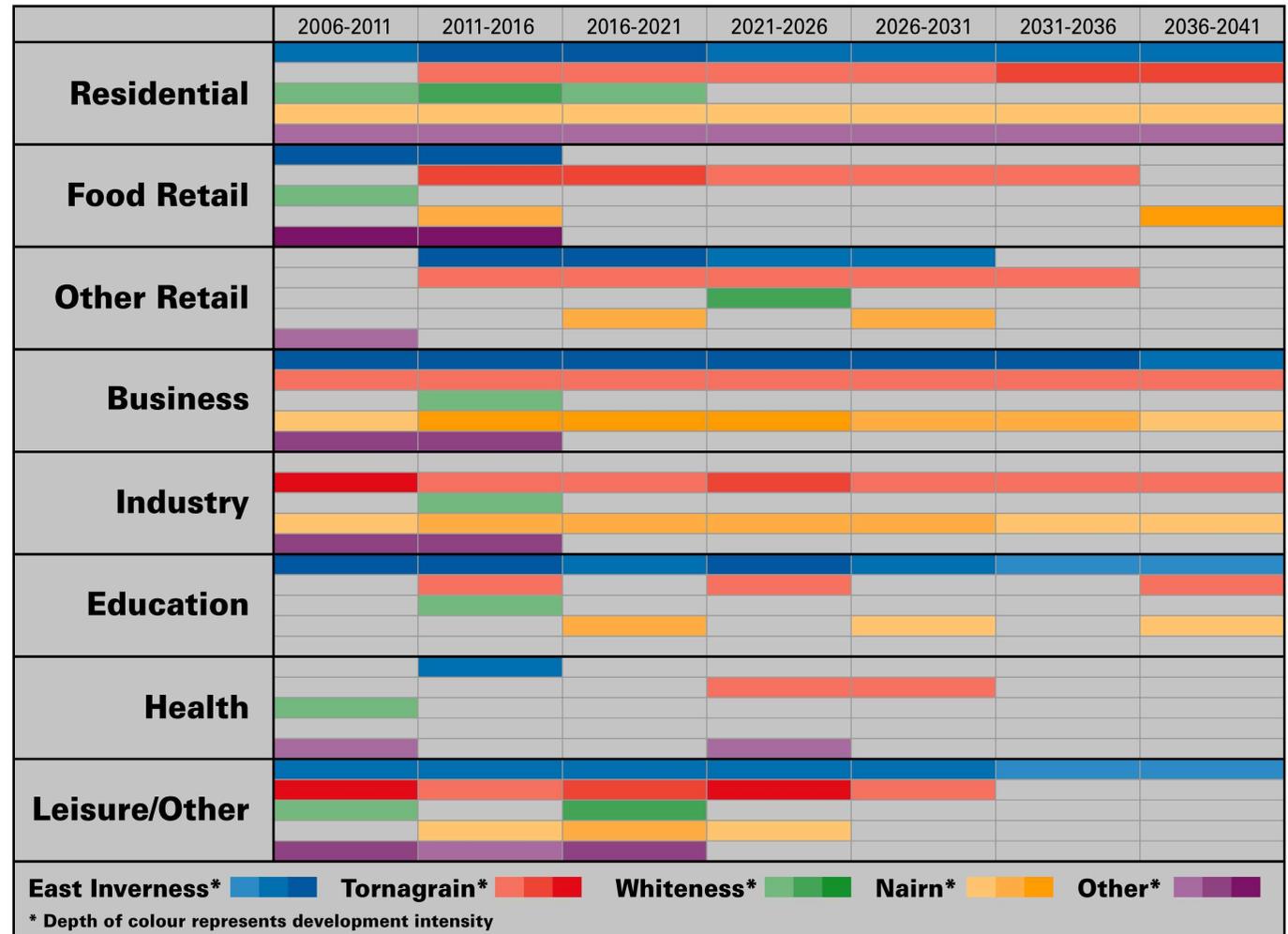
Tornagrain (which includes Tornagrain, Inverness Airport Business Park and Inverness Airport) focuses on business and industry growth in the short term. As development of business and industry levels off from around 2013, the pace of residential development picks up, peaking over a 20 year period from 2021. Based on the developer’s programme, Whiteness follows a rapid development trajectory and is scheduled to be completed around 2020.

Nairn focuses on creating a new place to the south in the medium term to around 2025. The business and industry opportunities to the east are a continual focus throughout the development period. Expansion to the west becomes critical in the 15 years from 2026. This

approach has been based on bringing broader economic, social and environmental benefits for the existing community of Nairn from the beginning of the town’s growth.

Other parts of the Corridor will also see development. This reflects established allocations and opportunities to meet local needs during the development period.

A96 Corridor Phasing



A96 Corridor Masterplan – Newsletter

Infrastructure and Cost

Infrastructure requirements across the corridor have been established. These have been costed at approximately £420-£440 million. This represents around 14% of the indicative total cost for development estimated at £3.1 billion.

Infrastructure Requirement	Indicative Cost
Primary schools x 11	£80.5m
Secondary schools x 2	£68.6m
Parks	£66m
A96 dualling and by-passes	£86.4m
Green bridges, paths and trails	£22.3m
Structural landscape, environmental management and biodiversity investment	£22.4m
Public transport (beyond that incorporated into A96 dualling)	£19.3m
Utilities investment (water, sewerage and electricity)	£52.7m
Civic investment	£10.5m
Administration and professional fees	£2m
Total	£430.65m

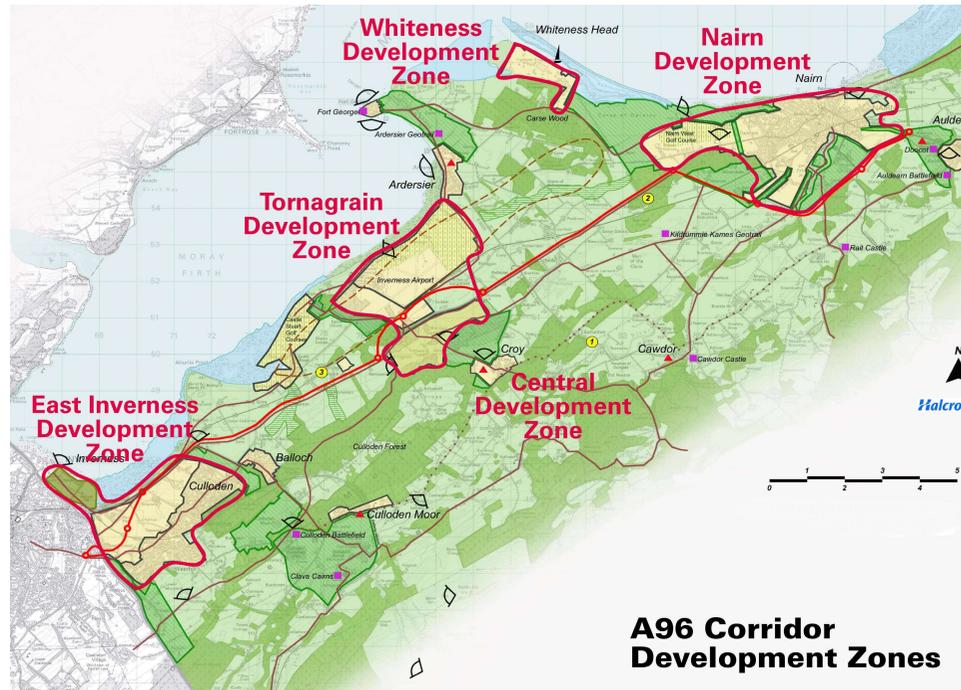
Infrastructure and Costs

Infrastructure Cost Allocation

The infrastructure costs have been allocated across the Corridor. A total of around £320m is expected from development. The outstanding cost of £110m or 25% of infrastructure costs would be met from public sources.

Delivery

Delivery of the infrastructure will be straight forward focused on development zones related to the main development areas. These will be set up as interlocking joint ventures underpinned by legal planning agreements known as S75 agreements.



Consultation

The phasing, contribution and delivery plans along with the frameworks will be the subject of consultation until 5 March*. Full details and documentation can be viewed at the project web site:

www.highland.gov.uk/businessinformation/economicdevelopment/regeneration/a96-corridor-masterplan.htm

Staffed exhibitions will be held from 1pm – 9pm on:

- 14 Feb. in Inshes Church
- 15 Feb. in Croy Primary School
- 20 Feb. in Nairn Community Centre
- 21 Feb. in Culloden Library
- 22 Feb. in Ardersier Village Hall

Any comments on the documentation and the proposals should be submitted to the Director of Planning and Development, The Highland Council, Glenurquhart Road, Inverness, IV3 5NX by 5 March 2007.

* A supporting Strategic Environmental Assessment will also be available for inspection and comment.