

## A96 Delivery Forum – 23 June 2009

### Stage 1 – Speakeasy

#### Objective – To develop an agreed development phasing programme

You are invited to a Speakeasy on the delivery of the A96 Growth Corridor on the Tuesday, 23 June 2009 from 9:00am at the Eden Court, Inverness (see [www.eden-court.co.uk](http://www.eden-court.co.uk)). The purpose of the Speakeasy is to allow developers/landowners the opportunity to informally develop views on the delivery of the A96 Framework; particularly with regard to short, medium and long term phasing.

The Speakeasy will commence with talks by The Highland Council, Transport Scotland and Scottish Water. This will provide current context and background. Stakeholders will be invited to express views through an ‘open mike’ session. To register for an up to 5 minute slot please email Bláthnaid Duffy at [duffy@halcrow.com](mailto:duffy@halcrow.com).

The second part of the day involves a developer workshop, facilitated by Scott Davidson of Halcrow, which will consider development roll out. Developers will be encouraged to contribute on how to phase delivery of the A96 Growth Corridor over the development period. In these considerations representatives from public sector infrastructure providers will be available.

The Speakeasy will conclude with an overview of the findings from the workshop and an indication of next steps for Stage 2.

#### Delivery Forum Programme

0900 – 0930	Arrival and Registration
0930 – 0945	Introduction
0945 – 1015	The Highland Council followed by Q&A
1015 – 1045	Transport Scotland followed by Q&A
1045 – 1115	Tea and coffee
1115 – 1145	Scottish Water followed by Q&A
1145 – 1230	Open Mike <sup>1</sup> and Discussion
1245 – 1345	Lunch
1345 – 1545	Facilitated developer workshop
1545 – 1615	Tea and coffee
1615 – 1630	Next Steps
1630 – Close	

#### Delivery Considerations

With the radically different economic and market context that faces the UK delivery of growth has become a significant challenge. The A96 Framework provides guidance. Its vision states that:

*“Collaboratively, all stakeholders will endeavour to deliver the framework through pioneering governance and commercial astuteness.”*

This is underpinned by a key Highland Smart Growth principle to:

*“Make development decisions predictable, fair and cost-effective through developing a clear masterplanned context delivered by a stakeholder process that understands market trends and demands for realistic delivery over time.”*

In considering implementation there must be amongst the landowner, developers, infrastructure providers and other public agencies a meaningful and pragmatic understanding of the challenges faced. Garnering of

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<sup>1</sup> If appropriate, please register for a 5 minute *Open Mike* slot by emailing [duffy@halcrow.com](mailto:duffy@halcrow.com)

a commitment to a strategic delivery solution for the Corridor that recognises the relationship between infrastructure provision & development and their phasing is critical. The Speakeasy provides an informal first stage for this.

To this end, stakeholders need to agree to an accountable SMART action plan to facilitate delivery. This needs to consider the first delivery period with a focus on:

- Understanding the relationship between development and infrastructure and their phasing over the short term. .
- The level of infrastructure investment needed, particularly in the short term and the funding protocols presented for this period.
- The challenges in the current market and the options to address this.
- Bringing forward the Framework through the emerging Local Development Plan.

Working collaboratively to deliver growth in the A96 Corridor will reap social, environmental and economic rewards for all stakeholders and the communities of the Highlands for generations to come.

### General Briefing

Significant opportunities for new development have been identified in the A96 Corridor between Inverness and Nairn which has the capacity to accommodate anticipated growth for the city region. The A96 Development Framework set out clear outcomes for the Growth Corridor including creating new green Highland places, reinforcing the landscape and its assets, dualling the A96, providing by-passes to Nairn and Raigmore Interchange, improving cycling/walking access across the Corridor and upgrading public transport (see [www.highland.gov.uk/businessinformation/economicdevelopment/regeneration/a96-corridor-masterplan.htm](http://www.highland.gov.uk/businessinformation/economicdevelopment/regeneration/a96-corridor-masterplan.htm)). This presented an innovative context for the integration of policy and practice across a range of considerations.

The approach adopted by The Highland Council (September 2007) provides for contemporary place making that builds on best traditions. This is Smart Growth. Smart Growth is an approach for the creation of new places and the development of new communities. It offers an antidote to the often bland and undistinguished suburban development patterns that are not in the long-term interest of our cities, towns or rural areas. Smart Growth taps into community expectations to create sustainable places, a strong environmental ethic and more accepted views of growth.

The Highland Council's A96 Growth Corridor Development Framework presents a range of conceptual proposals that provide:

- A Green Framework across the Corridor as a whole to secure a landscape setting
- A Nairn Development Framework that promotes significant growth whilst responding to Nairn's seaward and landward traditions. This framework accommodates a country park integrated with proposals for two new settlements to the south and west. It establishes employment growth to the east. This will retain Nairn as the Highland's second largest settlement.
- An East Inverness Development Framework that provides a focus for creating a contemporary place for the expansion of the city and providing guidance for the establishment of a university campus and business/innovation park. Provision of a new town centre to serve existing and new communities is proposed.
- Other significant and substantial proposals across the Corridor are also recognised including Inverness Airport Business Park, Airport expansion, Tornagrain and Whiteness a brownfield residential proposal on the site of the former Ardersier Fabrication Yard.

Together these proposals will, over the next 35 years, provide accommodation for around 30,000 people in 16,500 homes. The potential for over 20,000 jobs is provided. Fundamental within this will be significant proportions of affordable homes in line with key Highland Council priorities.

**Further details or clarification can be obtained from Scott Davidson, A96 Strategic Development Advisor to The Highland Council.**

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