

Inner Moray Firth Delivery Programme Prògram Lìbhrigidh Linne Taobh a-staigh Mhoireibh

March 2021

This constitutes the Action Programme for the
Inner Moray Firth Local Development Plan (IMF LDP)



This Delivery Programme sets out the infrastructure and development required to support the implementation of the [Inner Moray Firth Local Development Plan \(IMF LDP\)](#). As a result it constitutes the Action Programme which is a statutory requirement of the local development plan making process.

The purpose of the Delivery Programme is to provide information for identifying, monitoring and implementing the actions for delivering future growth in the area. It will be used to help identify which infrastructure projects will be subject to developer contributions requirements and as a tool for coordinating investment in development and infrastructure. We will revise and amend it as infrastructure is delivered, opportunities for new development are presented and as pressures change over time.

Developer contributions towards the delivery of the infrastructure projects shown in this Delivery Programme may be required from sites located within and outwith these settlements. For secondary school and community facility projects, developer contributions may be sought on a secondary school catchment area basis. Therefore, please check the relevant Main Settlement(s) to identify developer contribution requirements.

The Delivery Programme is split into the following sections:

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Please contact the Development Plans team should you have any questions regarding the content of the Delivery Programme by emailing devplans@highland.gov.uk or on 01349 886608.

1. Strategic Infrastructure Improvements

ACTIONS		TIMESCALES	COST and FUNDING	DELIVERY	
Type	Action			Lead and Supporting Delivery Partners	Status
Transport	A9 Dualling Perth to Inverness Phased upgrading of 80 miles of road from single to dual carriageway	Phased programme of schemes from 2015-2025	£3 Billion	Transport Scotland	Work continuing across the route with first section (Kincaig - Dalraddy) complete. Construction of second section (Luncarty - Pass of Birnam) is progressing well and is expected to be open to traffic in Spring 2021. Design work on remaining nine schemes is well advanced with draft Orders now published for eight of them with the preferred option for the remaining scheme at Pass of Birnam to Tay crossing expected to be announced later in 2019.
	A96 Dualling Inverness to Aberdeen Phased improvements to the existing A96 including Nairn Bypass	Phased programme over period to 2030, subject to satisfactory completion of the statutory process.	£3 Billion	Transport Scotland	A96 Dualling Inverness to Nairn (including Nairn Bypass) Public Local Inquiry held between 30 Oct- 20 Nov 2018 to consider objections received and not withdrawn. Reporters submitted their report to Ministers on 17 Oct 2019 and this is under active consideration. A96 Dualling Hardmuir to Fochabers - DMRB Stage 2 preferred option announced in Dec 2018. Detailed development and assessment of the preferred option is currently underway.
	Aberdeen to Inverness Rail Improvements Project Enhanced commuter services into each city and including the construction of infrastructure capacity for the new Dalcross station by 2019	Phased programme - Phase 1 due to be complete by December 2019	Phase 1 £330M	Transport Scotland, Network Rail, Rail Operators, HiTrans, THC	Phase 1 (improved commuter services into each city including infrastructure capacity for the new Dalcross station) delivered by Dec 2019. The new Kintore Station opened on 15 October 2020. The new Dalcross station is scheduled to open by the end of 2022.
	Inverness to Perth Highland Mainline Rail Improvements Project Upgrading the Highland Line between Perth and Inverness by adding passing loops and	Phased programme over period 2015-2025	Phase 2 £57m	Transport Scotland, Network Rail, Rail Operators	Phase 2 infrastructure improvements delivered by end-2019 to create capacity for more frequent services to Edinburgh and Glasgow, reduction in journey times and more efficient freight operations. The passenger benefits will not however, be delivered in full until December 2021 at the earliest, owing to delays to new rolling stock and ScotRail prioritising improvements to the reliability

	increasing line speeds				of the existing timetable.
	Inverness West Link Connection between southern distributor road and the A82. Stage 1 is connection between Dores Roundabout and A82, Stage 2 involves additional crossing of canal.	Phased programme up to 2021	£43.352M	THC, Developers, Landowners	Stage 1 complete and opened to the public in December 2017, Stage 2 under construction with completion due 2021
	East Link and Inshes Corridor East Link (A9/A96 Inshes to Smithton Link Road): Construction of new link road between A96 Smithton Roundabout and A9 Inshes Junction, addition of southbound lane on A9 between Raigmore and Inshes Junction and additional lanes on Inshes Overbridge. Inshes Corridor: Reconfiguration of Inshes Junction and associated changes to surrounding road network.	A9/A96 Inshes to Smithton: Draft Orders published Sep 2019. Delivery of scheme subject to approval under statutory procedures and thereafter a timetable for progress can be determined. Inshes corridor: Additional overbridge lane completed September 2018. Design work for main junction works ongoing.	Total: £41.5M A9/A96 Inshes to Smithton: £25-35M (at 2015 prices excl VAT) Inshes Corridor: £7.26M	Transport Scotland; THC, Developers, Landowners.	A9/A96 Inshes to Smithton Scheme: DMRB Stage 3 complete with draft Orders and EIA Report published in Sept 2019. Inshes Corridor: Design works ongoing, consultation on options for junction redesign expected early 2019. Intention to submit planning application for revised Police Station access Spring 2019.
	A9/A82 Longman Junction Improvement Scheme Grade separation of the A9/A82 at Longman Roundabout	Preferred option announced June 2019. Look to publish draft Orders in 2020. Delivery of scheme subject to approval under statutory procedures and thereafter a timetable for progress can be determined.	TBC	Transport Scotland, THC	Consultants appointed in Jul 2017 to take forward design and assessment work. Initial options under consideration presented to public at exhibitions in May 2018. Preferred option identified and presented at public exhibitions in Jun 2019. DMRB Stage 3 process currently underway.
Utilities	Enhanced High Voltage Electricity Network Delivery of an enhanced high voltage electricity transmission grid to meet national targets for electricity generation, climate change targets and security of energy supplies	2013-2021	£7 billion	OFGEM, Utility Transmission Network Owners	

	Next Generation and Superfast Broadband Delivery of improved digital connectivity	Next Generation: 2013-2017 Superfast: By 2021	Next Generation: £146M (across whole of HIE area) Superfast: TBC	Scot Gov, HIE, BT, Other Public Sector Bodies	Roll out has reached 86% of premises in Highlands and Islands.
	Local Access to Full Fibre Network Partnership bid to the UK Government's Local Full Fibre Network (LFFN) programme for £4.7m funding to provide full fibre networks in Inverness Fort William Wick and Thurso.	Contract finalised by Dec 2018, Build 2019/2010, Services 2021	£4.7M	UK Government, THC, UHI, HIE, SNH	Expected to provide Gigabit capability to 175 public sector sites and stimulate greater commercial investment
	Upgrading Water Quality Glenconvinth Water Treatment Works – capital maintenance undertaken at service reservoirs to ensure continued high water quality and security of supply	2015-2021	Not known	Scottish Water	
	Additional Water Storage Capacity Assynt Supply System – tripling of storage capacity to reduce risk of service disruption	2015-2021	£10.1M	Scottish Water	
	Strategic Water Supply Capacity Augmentation of Inverness and A96 Corridor water supply – at pre planning application stage	2015-2021	Not known	Scottish Water	
	Strategic Waste Water Treatment Capacity Planning permission granted for new, high capacity waste water treatment works at Ardersier – plant layout allows modular expansion,	2015-2041	£5M for first phase works	Scottish Water	New underground pipeline from new developments at Tornagrain, Inverness Airport and Castle Stuart now complete. Pumping station works complete.

2. Strategic Employment Sites

ACTIONS	TIMESCALES	COST and FUNDING	DELIVERY	
			Lead and Supporting Delivery Partners	Status
IA1 Inverness Airport Business Park (IABP) 200 ha allocated for Business, research and development park, hotel, conference centre.	Ongoing	Not known	IABP	Phase 1 complete - 14.5ha of services land available. Co-op's new 12,000sqft distribution centre at IABP opened in Sept 2018. 130-bed hotel expected to open in Dec 2019. Ark Estates delivering new 10,000sqft distribution & training centre for Enercon Services UK and a 5,000sqft speculative industrial unit with both projects due to complete in Q1 2020.
CS1 Castle Stuart 36.5ha allocated for Business, Tourism and Leisure uses	Ongoing	Not known	Developer	Planning consent in 2016 for tourist accommodation and second 18 hole championship golf course.
FD1 Fendom 195 ha allocated for Business and Industry	Ongoing	Not known	Developer	
FE1 Fearn Aerodrome 45 ha allocated for Business and Industry	Ongoing	Not known	Developer	
MH1 Morayhill 11 ha allocated for Industrial use	Major expansion completed in April 2018	£95M	Developer	£95 million expansion of timber processing plant and biomass heating facility recently completed.
NG1 Nigg 211 ha allocated for industry	Ongoing	Not known	Developer, Scot Gov, THC, HIE	Continued support of implementation of development in accordance with the adopted Nigg Development Masterplan. Construction to start on East Quay in early 2021.
WH1 Whiteness 307 ha allocated for renewables innovation, manufacturing and maintenance hub	Ongoing	Not known	Developer	Planning consent to establish a port and port related services for energy related uses. Also planning consent exists for major new residential/mixed use development.

3. Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type	Infrastructure Projects	Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
ALNESS • 1,210 homes allocated • 82 ha employment land allocated						
Community Facility	Averon Leisure Centre - Expand and upgrade fitness suite and provision of dance studio.	All housing development within Alness Academy catchment.	2028	£450K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Bridgend Primary - Major extension	All housing development within school catchment required to contribute at major extension rates apply	Investment in ELC provision - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£1.2M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Coulhill Primary - 2 Classroom extension and additional ELC accommodation	All housing development within school catchment required to contribute at 2 classroom extension rates.	Investment in ELC provision - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£1M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Obsdale Primary - 2 Classroom extension and additional ELC accommodation	All housing development within school catchment required to contribute at 2 classroom extension rates.	Investment in ELC provision - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£750K committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.

Schools	Replacement of all three Alness Primary Schools due to increasing rolls, poor condition and suitability.	As per requirements shown within individual school actions.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Replacement school(s)- Identified by THC as Years 6-10 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	Alness nursery provision - expansion required. Delivered either in association with existing primary schools or as a new separate Early Learning annexe within the town.	None - No developer contributions required at present.	TBC	TBC	THC	Options currently being assessed by the Council. This could be provided through enhancing and extending the existing HLH facilities in the Averon Leisure Centre.
Transport	Delivery of the priority actions identified in Alness and Invergordon Active Travel Audit	All development sites should be considered for how they can help to deliver the recommended improvements identified within the Audit	Ongoing	Not known	THC, Developers	Developer Contributions secured for public transport / bus shelters
Transport	Old Milnafua Road upgrades and footways to be provided	On-site delivery for sites AL2-4 and AL6 where appropriate. Alternatively, financial contributions will be required.	In parallel with development	Not known	Developers, THC	
Settlement Name	ARDERSIER <ul style="list-style-type: none"> • 110 homes allocated • 6 ha employment land allocated 					
Community Facility	East Inverness, Inverness Campus, New Sports Facility. New outdoor 3G pitch, covered half 3G pitch and associated buildings.	All housing development within Culloden Academy catchment to contribute towards the new Inverness Campus sports facility at the rate specified in the Inverness East Development Brief. Project identified in IMFLDP Inverness East	TBC	Cost estimate of £4.7M	THC, UHI, HIE, HLH	Feasibility study of Campus sports facility options complete. HLH working collaboratively with the HC, UHI, HIE and sportscotland to assist with the development and delivery of the identified facilities as part of a wider sports strategy

		settlement text.				
Schools	Culloden Academy - Phase 1 major extension (including potential land acquisition) and refurbishment Phase 2 new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat (Q2, 2018).	Phase 1 by 2022/2023 Phase 2 TBC	Phase 1 £7.5M identified in THC Capital Programme. Phase 2 TBC	THC, HLH, Developers	
Schools	Ardersier Primary - 1 classroom extension and additional ELC provision	All housing development within school catchment required to contribute at 1 classroom extension rates.	Investment in ELC provision- original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£500K committed for ELC provision and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Ongoing	Up to £4.785M	THC, Developers, Landowners	
Settlement Name	AULDEARN • 60 homes					
Community Facility	Nairn Leisure Centre - Expansion to provide dance studio, changing village and sea facing café area.	All housing development within Nairn Academy catchment to contribute towards eligible components of the project.	2022/23	£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.

Schools	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract sportscotland funding	N/A	2027	£39.1M	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.
Schools	Auldearn Primary - 2 Classroom extension and additional ELC accommodation	All housing development within school catchment required to contribute at 2 classroom extension rates	Investment in ELC provision - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development, expected from year 1 on SRF.	£1.2M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Settlement Name	AVOCH <ul style="list-style-type: none"> • 90 homes allocated • 4 ha employment land allocated 					
Community Facility	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None - No developer contributions required.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	Avoch Primary - Major extension to address capacity issues and additional ELC provision	All housing development within school catchment required to contribute at major extension rates. Upfront investment has been committed by the Council to address capacity issues.	Investment in ELC provision - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£1.5M committed for ELC provision and enhancement of other facilities in 2019 update to THC Capital Prog.	THC, HLH	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.

Settlement Name	BEAULY • 420 homes allocated • 15 ha employment land allocated					
Community Facility	West Inverness, Charleston Academy, Charleston Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per SportScotland guidelines)	All housing development within Charleston Academy Catchment.	By 2022/2023	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	By 2022/2023	£7.5M identified in THC Capital Programme	THC, HLH	
Schools	Beauly Primary - Major enhancement and refurbishment including potential replacement of existing school to address condition and suitability issues.	N/A	Investment in ELC provision - original Scottish Government timescales were Aug 2020. Replacement school dependent on outcome of funding application.	Replacement school dependent on outcome of funding application.	THC, Scot Gov	Replacement school - Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Transport	Beauly Link Road - Completion of road through development sites	BE1-3, BE5	In parallel with development	Not known	Developers	Part delivered.
Settlement Name	CAWDOR • 950 homes allocated • 15 ha employment land allocated					
Community Facility	Nairn Leisure Centre - Expansion to provide dance studio, changing village and sea facing café area.	All housing development within Nairn Academy catchment to contribute towards eligible components of wider	2022/23	£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.

		project.				
Schools	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract sportscotland funding	N/A	2027	£39.1M	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.
Schools	Cawdor Primary - 2 Classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates	Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	B9090 road improvements to accommodate allocated development sites	Allocations CD03 to CD10 to contribute.	In parallel with development	Not known	Developers, THC	TA required to identify necessary improvements to B9090
Settlement Name	CONON BRIDGE • 440 homes allocated • 4 ha employment land allocated					
Community Facility	Maryburgh Amenities Centre Redevelopment - Enhance current community facilities including reuse of former school site.	All housing sites within Dingwall Academy catchment require to contribute towards community facilities as identified in the IMFLDP settlement text.	2021	£762K	Maryburgh Amenities Company Ltd, THC, HLH	Business plan for the redevelopment project was finalised in May 2017. Currently finalising proposals and exploring funding options.

Community Facility	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy - Major extension	All housing development within school catchment required to contribute at major extension rates	Dependent upon rate of development.	TBC	THC	
Schools	Ben Wyvis Primary - Major extension and additional ELC accommodation	All housing development within school catchment required to contribute at major extension rates	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£2M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Transport	Active travel connection between Muir of Ord and Conon Bridge/Corntown	CB1	Not known	Not known	THC, Developers, Landowners	Feasibility study undertaken
Transport	Real Time Bus information	All housing development sites within Conon Bridge	2018-2019	TBC	Developers, THC	Works are now underway. Contributions will continue to be sought to finance the project.
Water & Waste	River Conon Flood Defence Improvements	CB3	TBC	£840k (£150k from developer contributions)	THC, Developer	Planning application for mixed use development on CB3 currently pending.
Settlement Name	CONTIN • 80 homes allocated • 2 ha employment land allocated					
Community Facility	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.

Schools	Dingwall Academy - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	
Settlement Name	CROMARTY • 33 homes allocated • 1 ha employment land allocated					
Community Facility	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None - No developer contributions required.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Settlement Name	CROY • 180 homes allocated • 8 ha employment land allocated					
Community Facility	East Inverness, Inverness Campus, New Sports Facility - Facilities will include outdoor 3G pitch, covered half 3G pitch and associated buildings.	All housing development within Culloden Academy catchment to contribute towards the new Inverness Campus sports facility at the rate specified in the Inverness East Development Brief. Project identified in IMFLDP Inverness East settlement text.	TBC	Cost estimate of £4.7M	THC, UHI, HIE	Feasibility study of Campus sports facility options complete. HLH working collaboratively with the HC, UHI, HIE and sportscotland to assist with the development and delivery of the identified facilities as part of a wider sports strategy

Schools	Culloden Academy - Phase 1 major extension (including potential land acquisition) and refurbishment Phase 2 new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat (Q2, 2018).	Phase 1 by 2022/2023 Phase 2 TBC	Phase 1 £7.5M identified in THC Capital Programme. Amount from Developer contributions TBC. Phase 2 TBC	THC, HLH, Developers	
Schools	Croy Primary - Major extension and additional ELC accommodation. Long term requirement for new school at Tornagrain.	All housing development within school catchment required to contribute at major extension rates	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	£900K committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC, Developers	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks Supplementary Guidance and any other development impacting on the routes.	Ongoing	Up to £4.785M	THC, Developers, Landowners	
Settlement Name	CULBOKIE • 130 homes allocated • 1 ha employment land					
Community Facility	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.

Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None - No developer contributions required.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Settlement Name	DORES <ul style="list-style-type: none"> • 50 homes allocated • 2 ha employment land allocated 					
Schools	Inverness Royal Academy - Major extension	All housing development within school catchment required to contribute at major extension rates	Dependent upon rate of development. Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Settlement Name	DINGWALL <ul style="list-style-type: none"> • 525 homes allocated • 9 ha employment land allocated 					
Community Facility	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Community Facility	Dingwall North. Two new multi use games areas to be provided within Dingwall North.	All housing within Dingwall North (sites within active travel distance of residential allocations DW1 - DW5 as shown in IMF LDP).	TBC	TBC	THC, Developers, HLH	Collection of developer contributions ongoing in line with Dingwall Developer Contributions Protocol. Standard DCSG community facility rate of £1,019 (Q2 2018) applies.
Planning Policy	Dingwall Riverside Development Brief - Relates to allocations DW6 and DW7	N/A	2015-25	N/A	THC	

Schools	Dingwall Academy - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	
Schools	Dingwall Primary - Major extension and additional ELC accommodation	All housing development within school catchment required to contribute at major extension rates	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£1.4M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	St Clements Special School - Replacement of existing school	None - No developer contributions required.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Transport	Kinnairdie Link Road - Improvements to transport infrastructure and unlocks development land.	Site allocations DW1 to DW5 as shown in IMF LDP required to contribute.	Junction improvements at County Buildings completed 2015. Later phases expected completion by 2022	£1.093M within Council capital programme (£.077M expected from developer contributions over next 10 years)	THC, Developers	Collection of developer contributions ongoing in line with Dingwall Developer Contributions Protocol.
Transport	Delivery of the priority actions identified in Dingwall Active Travel Audit	All development sites should be considered for how they can help to deliver the recommended improvements identified within the Audit	Ongoing	Not known	THC, Developers	
Settlement Name	DRUMNADROCHIT: <ul style="list-style-type: none"> • 140 homes allocated • 7 ha employment land allocated 					

Schools	Glenurquhart Primary - 2 classroom extension and additional ELC accommodation	All housing development within school catchment required to contribute at 2 class extension rates to address issues with the capacity of the school (the capacity shown in the 2020/21 SRF of 150 pupils is based upon total school capacity. Current teaching space is limited to 125 pupils which excludes provision for Gaelic medium facilities)	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	£440K committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Transport	Drumnadrochit A82 Review of junction safety and capacity within settlement	N/A	Not known	Not known	Transport Scotland, THC, Developers	
Water & Waste	Drumdrochit Flood Prevention Scheme	DR4	TBC	£3.111M (80% grant funded)	THC, Scot Gov	Initial discussions with landowner. THC's Project Design Unit looking at potential design options.
Settlement Name	EVANTON <ul style="list-style-type: none"> • 330 homes allocated • 155 ha employment land allocated 					
Community Facility	Averon Leisure Centre - Expand and upgrade fitness suite and provision of dance studio.	All housing development within Alness Academy catchment.	2028	£700k	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Community Facility	Evanton Sports Centre - Facility improvements and car park extension to address capacity constraints.	All housing development within Kiltearn Primary School Catchment. Project identified in IMFLDP Evanton settlement text.	TBC	£100K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Kiltearn Primary - Major Extension/New School	All housing development within school catchment required to contribute at major extension rates	TBC	TBC	THC	

Transport	Reopening of Evanton railway station	N/A	Not known	Not known	THC, HiTrans, Network Rail, Transport Scotland	Application in 2018 to Local Rail Development Fund was not successful.
Transport	Access road, bridge link between Teandallon and Drummond Road	Site allocation EV1 as shown in IMF LDP required to contribute.	Not known	Not known	Developers, THC	
Settlement Name	FORT AUGUSTUS • 80 homes allocated • 10 ha employment land allocated					
Water & Waste	Invermoriston Water Treatment Works - Upgrade of facility to improve drinking water quality	N/A	Expected 2021	Not known	Scottish Water	
Settlement Name	FORTROSE & ROSEMARKIE • 130 homes allocated • 1.6 ha employment land allocated					
Community Facility	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None - No developer contributions required.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	Avoch Primary - Major extension to address capacity issues and additional ELC provision	All housing development within school catchment required to contribute at major extension rates. Upfront investment has	Investment in ELC provision - original Scottish Government timescales were Aug 2020. Extension dependent upon	£1.5M committed for ELC provision and enhancement of other facilities in 2019 update to	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from

		been committed by the Council to address capacity issues.	rate of development - capacity issue from year 1 of SRF.	THC Capital Prog.		forecasted levels of housing development.
Transport	Traffic management and monitoring for key routes through the villages	N/A	Not known	Not known	THC, Developers	
Settlement Name	INCHMORE <ul style="list-style-type: none"> • 24 homes allocated • 2 ha employment land allocated 					
Community Facility	Charleston Academy, Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per SportScotland guidelines)	All housing development within Charleston Academy Catchment.	By 2022/2023		THC, HLH	
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	By 2022/2023	£7.5m identified in THC Capital Programme.	THC	
Schools	Kirkhill Primary School - 2 classroom extension and additional ELC accommodation	All housing development within school catchment required to contribute at 2 classroom extension rates	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£750K committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	
Transport	New and/or improved junctions from A862 from development sites	Site allocations IC1 and IC2 as shown in the IMF LDP required to contribute.	In line with development proposals for the site	Not known	Developers, Transport Scotland	

Settlement Name	INVERGORDON • 915 homes allocated • 250 ha employment land allocated					
Community Facility	Invergordon synthetic pitch - Provision of new outdoor synthetic pitch to IRB status	None at present.	Not known	Not known	HLH, THC	
Community Facility	Invergordon Leisure Centre - Expand changing room capacity, additional parking provision, swimming pool upgrades and aquatic provision.	All housing development within Invergordon Academy catchment. Project identified in IMFLDP Invergordon settlements text.	Linked to Invergordon Academy refurbishment/replacement.	£1.2M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Invergordon Academy - Refurbishment and possible 3-18 campus with new combined primary school adjacent to existing Academy to address condition and suitability issues.	N/A	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, Scot Gov	Replacement school - Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Transport	Delivery of the priority actions identified in Alness and Invergordon Active Travel Audit	All development sites should be considered for how they can help to deliver the recommended improvements identified within the Audit	Ongoing	Not known	THC, Developers	Developer Contributions secured for public transport / bus shelters
Transport	Tomich Junction upgrade with A9 Trunk Road and upgrades to internal road network.	All allocations within Invergordon as shown in IMFLDP. Any other site which bring impacts.	Not known	Not known	THC, Developers, Transport Scotland	
Settlement Name	INVERNESS (ALL AREAS) • 2400 homes allocated • 162 ha employment land allocated					

Transport	Delivery of the priority actions identified in Inverness Active Travel Audit	All development sites should be considered for how they can help to deliver the recommended improvements identified within the Audit	Ongoing	Not known	THC, Developers	
	INVERNESS (CENTRAL) <ul style="list-style-type: none"> • Regeneration of key sites to create new visitor and cultural attractions • Land allocated for 290 homes • Physical enhancement of Academy Street and its surroundings • Development in line with Inverness City Centre Development Brief (adopted Feb 2018) 					
Community Facility	Central Inverness, Millburn Academy - Expansion to provide new larger fitness room, dance studio and changing facilities.	N/A - Incorporated within major extension / new school costs for new Secondary at Inverness East.	TBC	TBC	HLH, THC	
Community Facility	Central Inverness, Spectrum Centre - Condition improvements.	N/A - Condition improvements.	TBC	TBC	HLH, THC	
Development	Inverness Townscape Heritage Project (ITHP) High priority projects: AI Welders Building, The Phoenix and public realm improvements to Station Square.	N/A	Funding 2015-2020	£3.1M Heritage Lottery Funding, Historic Environment Scotland	THC, ITHP partners	Project is in the final year of delivery, with an extension granted to 31 March 2021, due to Covid-19. High priority project, AI Welders completed spring 2020. Phoenix building removed from priority projects. Renovation of Blackfriars completed end of Oct 2019.
Development	Inverness Castle Converted to international visitor attraction	N/A	Work expected to begin post 2020, dependent on relocation of courts (exp 2020)	£23M as part of City Region Deal (funded by Scot Gov and Heritage Lottery Fund), THC £10M	SCTS, THC, HLH	Work to begin following completion of the new Justice Centre.

Planning Policy	Muirtown and South Kessock Development Brief - Relates to allocations IN17-IN19, IN21, IN27, IN34	N/A	Ongoing	N/A	THC, Scottish Canals, Landowners, Developers	Adopted as Supplementary Guidance in November 2015
Public Art	River Ness Art Project Creation of a major new visitor attraction along the banks of the River Ness	N/A	2020/2021	Creative Scotland £306K (40%), Common Good Fund £281K (37%), THC £106K (14%) HIE £66K (9%)	THC, Creative Scotland, HIE, HLH	Part of Riverside Arts project which sees Council working with partners to enhance visitor experience by seeking to deliver further attractions for the city centre including the riverside arts trail.
Schools	Millburn Academy - Major extension and new school at Inverness East (including land acquisition)	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat (Q2, 2018).	Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC, HLH, Developers	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Transport	Community Links PLUS active travel project	N/A	Funding 2017- 2021	£6.595M	THC, Transport Scotland, Sustrans	Transport Scotland committed funding in September 2017.
Transport	Inverness Rail Station Upgrade Enhanced shopping options, more dominant frontage and improved entrances and connections.	N/A	TBC	£2M Abellio Scotrail, £1.9M from Scottish Stations Fund	Abellio ScotRail, THC, HITRANS	Currently at detailed design stage. Potentially up to £4M enhancement.
	INVERNESS (EAST) <ul style="list-style-type: none"> • East Link road connection and Inshes Corridor improvements • Land allocated for 4,176 homes • Primary and secondary school infrastructure required • Development in line with Inverness East Development Brief (adopted Jun 2018) 					

Community Facility	East Inverness, Culloden Academy - Improved sports facility to be incorporated within major extension/new school. New Fitness Suite and change of use of the existing fitness suite to spinning studio/ personal training area.	N/A - Incorporated within major extension / new school costs for new Secondary at Inverness East.	TBC	Cost of £450K	THC, HLH	
Community Facility	East Inverness, New District park in Inverness East with recreation and sports facilities; biodiversity improvements and natural flood management	All housing development within the 'East Inverness' Settlement Development Area (as defined by Page 34 of the IMFLDP Insert Map) at the rate specified in the Inverness East Development Brief.	Dependent on the rate of development	TBC	Developers, HLH, THC, Community Association	Laying out of park by THC, furnishing with equipment by Community Association
Community Facility	East Inverness, Inverness Campus - New Sports Facility. New outdoor 3G pitch, covered half 3G pitch and associated buildings.	All housing development within Culloden Academy catchment to contribute towards the new Inverness Campus sports facility at the rate specified in the Inverness East Development Brief. Project identified in IMFLDP Inverness East settlement text.	TBC	Cost estimate of £4.7M	THC, UHI, HIE	Feasibility study of Campus sports facility options complete. HLH working collaboratively with the HC, UHI, HIE and sportscotland to assist with the development and delivery of the identified facilities as part of a wider sports strategy
Community Facility	Allotments/ Growing Space Delivery in locations identified in Masterplan from Brief	TBC	2019-2023	TBC Developers	Developers	
Development	New Prison Creation of new prison at West Seafield to replace Porterfield Prison. Includes improvements to A96 roundabout		Expected opening in 2021 delayed.	£80.5M Scottish Prison Service (SPS)	SPS	Planning in Principle granted in Decemeber 2017. Planning in Principle granted in December 2017. SG have postponed the replacement prison

						indefinitely (Feb 2020).
Schools	<p>Culloden Academy - Phase 1 major extension (including potential land acquisition) and refurbishment</p> <p>Phase 2 new school at Inverness East (including land acquisition) and potential new school at Tornagrain</p>	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat	<p>Phase 1 by 2022/2023</p> <p>Phase 2 TBC</p>	<p>Phase 1 £7.5M identified in THC Capital Programme (includes land costs).</p> <p>Phase 2 TBC</p>	THC, HLH, Developers	
Schools	Balloch Primary - 2 classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates	Dependent upon rate of development. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC	
Schools	Cradlehall Primary - 2 classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates	Dependent upon rate of development. Capacity issue priority of 1 year based on SRF.	TBC	THC	
Schools	Duncan Forbes Primary - Major extension and additional ELC accommodation	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £154 per house/£87 per flat	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	£1.65M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	<p>Smithton Primary - Phase 1 major extension and additional ELC accommodation</p> <p>Phase 2 new school at Inverness East (including land acquisition)</p>	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £154 per house/£87 per flat	<p>Phase 1 by 2019/2020</p> <p>Phase 2 TBC</p>	<p>Phase 1 extension £4M and £500K of ELC investment committed in THC Capital Prog.</p> <p>Phase 2 TBC</p>	THC, HLH, Developers	

Transport	East Link and Inshes Corridor East Link (A9/A96 Inshes to Smithton Link Road): Construction of new link road between A96 Smithton Roundabout and A9 Inshes Junction, addition of southbound lane on A9 between Raigmore and Inshes Junction and additional lanes on Inshes Overbridge. Inshes Corridor: Reconfiguration of Inshes Junction and associated changes to surrounding road network.	All allocations within 'East Inverness' as shown in IMFLDP. Any other site which bring impacts.	Delivery expected 2025 but subject to approval under statutory procedures. Inshes corridor: Additional overbridge lane completed September 2018. Design work for main junction works ongoing. Construction phase expected to commence between 2023-2027.	Total: £41.5M East Link: £25-35M Inshes Corridor: £7.26M (City Region Deal commitment. £1.638M expected from developer contributions over next 10 years)	Transport Scotland; THC, Developers, Landowners.	East Link: DMRB Stage 3 ongoing with target of 2019 for publishing draft Orders and Environmental Impact Assessment Report. Inshes Corridor: Design works ongoing, consultation on options for junction redesign expected early 2019. Intention to submit planning application for revised Police Station access.
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	Dedicated Cycleway Provision of high-quality segregated cycle route across Inverness East, linking eastern city suburbs with city centre	TBC	First section across Stratton 2019-2023 Extension into Ashton Farm 2024-2028 Completion of link to Retail Park/ Inverness Campus 2029-2033	Transport Scotland (City Region Deal), Developers	Transport Scotland, Developers	Western section progressing to detailed design stage
Transport	Inverness Retail & Business Park Road improvements and sustainable transport (inc. Bus Bridge to Campus)		Delivery expected 2018 onward	Not Known	HIE, Developers	Bus Bridge completed summer 2020
Transport	Park and Ride Facility in Inverness East Short-term 150 space facility Medium term increase to	TBC	150 spaces 2019-2023 remaining 350 spaces 2024-2028		Developers / THC / HiTrans	Timing subject to pace and mix of adjoining development

	500 spaces					
Water & Waste	East Inverness, Inverness Campus - New Sports Facility. New outdoor 3G pitch, covered half 3G pitch and associated buildings.	All housing development within Culloden Academy catchment to contribute towards the new Inverness Campus sports facility at the rate specified in the Inverness East Development Brief. Project identified in IMFLDP Inverness East settlement text.	TBC	Cost estimate of £4.7M	THC, UHI, HIE	Feasibility study of Campus sports facility options complete.
	INVERNESS (SOUTH) • 2400 homes allocated • 162 ha employment land allocated					
Community Facility	South Inverness, Hilton Community Centre - Expansion of fitness room, dance studio and changing facilities.	All housing development within Inverness Royal Academy Secondary School Catchment.	2028	£2M	HLH, THC	Business case and drawings prepared.
Community Facility	South Inverness, Inshes District Park	As per Inshes and Milton of Leys Development Brief.	Current phase for completion in 2018 with further works in 2019.	£0.963m (Funded from accumulated developer contributions)	THC	Phase two of Inshes District Park officially opened in Jun 2018
Health	Raigmore Hospital redevelopment	N/A	2018/2019 onwards	£22m identified in NHS Highland 2017 capital programme for 5 year period. £54m identified between 2022 to 2026 for indicative purposes	NHS Highland	
Planning Policy	Inshes and Raigmore Development Brief - Relates to allocations IN58	N/A	Ongoing	N/A	THC, Landowners, Developers	Adopted as Supplementary Guidance in November 2015

	and IN67					
Schools	Millburn Academy - Major extension and new school at Inverness East (including land acquisition)	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat (Q2, 2018).	Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC, HLH, Developers	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Crown Primary - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	Extension dependent upon rate of development	TBC	THC	
Schools	Drakies Primary - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	Extension dependent upon rate of development - capacity issue from years 3-10 of SRF.	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Milton of Leys Primary and Nursery Annexe - 2 classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates	Extension by 2019/2020. Investment in ELC accommodation - original Scottish Government timescales were Aug 2020.	£1.5m for primary extension and £500K committed for ELC accommodation in THC Capital Prog.	THC, HLH	
Schools	Inshes Primary - 2 classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates	Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC, HLH, Developers	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Raigmore Primary School - Major extension and additional ELC accommodation. Longer term requirement for new school at Inverness East (including land acquisition)	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £154 per house/£87 per flat (Q2, 2019)	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. New school dependent upon rate of development.	£500K committed for ELC accommodation in 2019 update to THC Capital Prog. New school funding TBC	THC, HLH, Developers	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.

Schools	Inverness Royal Academy - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Bun-sgoil Ghàidhlig Inbhir Nis/Slackbuie - 2 Classroom extension	None - No developer contributions required.	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£2.15M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC, Scot Gov	
Schools	Cauldeen Primary - 2 classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates.	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Hilton Primary - 2 classroom extension and additional ELC accommodation	All housing development within school catchment required to contribute at 2 classroom extension rates	Investment in ELC accommodation by Aug 2020. Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	£2M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Holm Primary School - New primary school at Ness Castle	All housing development within Holm school catchment required to contribute at major extension/new school rates	Phase 1 2018-2021 Phase 2 TBC	£17.853m identified in THC Capital Programme.	THC	

Schools	Lochardil Primary - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	New primary school at Ness Castle To serve Ness Castle and Ness-Side housing developments.	TBC	Phase 1 2018-2021 Phase 2 - TBC	£17.853M Developers (£TBC)	THC, Developers	Planning application 19/05203/FUL submitted November 2019.
INVERNESS (WEST) <ul style="list-style-type: none"> • Inverness West Link Road Scheme • Land allocated for 2,786 homes • New primary school at Ness Castle • Relocated Torvean Golf Course and improved sports facilities • Development in line with Torvean and Ness Side Development Brief (TNDB) (adopted Nov 2013 and updated in Aug 2019) 						
Community Facility	West Inverness, Charleston Academy, Charleston Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per SportScotland guidelines)	All housing development within Charleston Academy Catchment.	By 2022/2023		THC, HLH	
Community Facility	Bught Park - Change grass to synthetic pitch and changing room refurbishment	N/A	Not known	Not known	HLH/HC/Camanachd Association	Provision of multi use synthetic pitch and refurbished changing rooms

Community Facility	Regional Sports facilities - New indoor tennis centre and indoor athletics training provision - Delivered as part of a wider Strategic sports plan for the Highlands	All housing development within High School Catchment.	2020-22	£3.8M	HLH, Tennis Scotland, SportScotland, LTA	Business case prepared. Agreement to submit outline funding bid to Transforming Scottish Indoor Tennis Fund (TSIT) by November 2018. Stage 1 application has been submitted to TSIT fund and developing toward to a Stage 2 application. Possibility of a phased approach with the initial provision of overroofing an existing tennis facility, combined with the provision of an indoor athletics training area.
Community Facility	Inverness Leisure Centre - Development of extended fitness and strength and conditioning facilities, additional dance studios and internal reconfiguration to permit business growth and meet growing demand from west link developments.	All housing development within High School Catchment.	2021-22		HLH, THC	Prioritised to be delivered within the HLH's 3 year capital programme. Critical for business growth, to meet the existing and growing demand from the west link developments
Public Art	River Ness Art Project Creation of a major new visitor attraction along the banks of the River Ness	N/A	2020/2021	Creative Scotland £306K (40%), Common Good Fund £281K (37%), THC £106K (14%) HIE £66K (9%)	THC, Creative Scotland, HIE, HLH	Part of Riverside Arts project which sees Council working with partners to enhance visitor experience by seeking to deliver further attractions for the city centre including the riverside arts trail.
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	By 2022/2023	£7.5m identified in THC Capital Programme.	THC, HLH	

Schools	Kinmylies Primary - Major extension and additional ELC accommodation	All housing development within school catchment required to contribute at major extension rates	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£1.75M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Muirtown Primary - 1 Classroom extension and additional ELC accommodation	All housing development within school catchment required to contribute at 1 classroom extension rates.	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	£1M committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	
Schools	Inverness High School - Major refurbishment	All housing development within school catchment required to contribute at major extension rates. The SRF indicates that no extension is needed but when 'capping' is taken into account it is forecast that a major extension will be required.	March 2020	£14.7M (part funded by Scot Gov)	THC, HLH, Scot Gov	Phase 1 refurbishment commenced summer 2017
Schools	Merkinch Primary and Family Centre - Major extension and refurbishment	All housing development within Merkinch Primary catchment is required to contribute at 2 Classroom Extension Rates. Upfront investment has been committed by the Council to address capacity issues.	Opening date of March 2020. Investment in ELC accommodation - original Scottish Government timescales were Aug 2020.	£18M identified in THC Capital Programme. £1M committed for ELC accommodation at Merkinch Primary and £2M at Merkinch Family Centre in 2019 update to THC Capital Prog.	THC	Planning permission granted in June 2018 (18/00857/FUL) with construction underway

Schools	St Joseph's RC Primary - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC	
Transport	Inverness West Link road scheme and Inverness SDR agreement area	Site allocation IN20, IN24, IN35, IN51, and IN53 as shown in the IMD LDP and any other site with the SDR Agreement area required to contribute.	Phased programme up to 2021	£43.352M	THC, Developers	Stage 1 complete and opened to the public in December 2017, Stage 2 due 2021
Settlement Name	KILTARLITY • 24 homes allocated • 2 ha employment land allocated					
Community Facility	Charleston Academy, Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per SportScotland guidelines)	All housing development within Charleston Academy Catchment.	By 2022/2023		THC, HLH	
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	By 2022/2023	£7.5m identified in THC Capital Programme.	THC	
Schools	Tomnacross Primary - 2 classroom extension and additional ELC accommodation	All housing development within school catchment required to contribute at 2 classroom extension rates	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	£350K committed for ELC accommodation in 2019 update to THC Capital Prog.	THC	
Transport	Widening of the village spine and side roads	All allocations within Kiltarlity SDA as shown in IMFLDP and any other site which bring impacts	Not known	Not known	THC, Developers	

		required to contribute.				
Settlement Name	KIRKHILL • 110 homes allocated • 2 ha employment land allocated					
Community Facility	Charleston Academy, Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per SportScotland guidelines)	All housing development within Charleston Academy Catchment.	By 2022/2023		THC, HLH	
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	By 2022/2023	£7.5m identified in THC Capital Programme. Developer contributions expected.	THC	
Schools	Kirkhill Primary School - 2 classroom extension and additional ELC accommodation	All housing development within school catchment required to contribute at 2 classroom extension rates	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£750K committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	
Settlement Name	MARYBURGH • 210 homes allocated					
Community Facility	Maryburgh Amenities Centre Redevelopment - Enhance current community facilities including reuse of former school site.	All housing sites within Dingwall Academy catchment require to contribute.	2018-2023	£762K	Maryburgh Amenities Company Ltd, THC, HLH	Business plan for the redevelopment project was finalised in May 2017. Community asset transfer of the former school agreed in Feb 2021.

Community Facility	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	
Schools	Ben Wyvis Primary - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Settlement Name	MUIR OF ORD • 340 homes allocated • 50 ha employment land allocated					
Community Facility	Leisure and amenity hub - 4G sports pitch, recreational walks and changing facilities	All housing development within Dingwall Academy catchment.	Not known	£1M+, Funding from developers and other sources (TBC)	Community - Muir of Ord Hall and Facilities Company	Community consultation to inform brief for project - 2018/19. Identify funding partners thereafter.
Community Facility	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	

Schools	Tarradale Primary - Major extension/new school (including potential land acquisition) and additional ELC accommodation.	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £108 per house/£61 per flat (Q2, 2018) to protect previous proactive investments.	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from years 2-5 of SRF. Replacement school dependent on successful funding bid.	£600K committed for ELC and primary accommodation in 2019 update to THC Capital Prog. Replacement school dependent on successful funding bid.	THC, Scot Gov	Extension - Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development. Replacement school - Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Transport	Complete active travel connection between Beauly and Muir of Ord on west side of Great North Road	To be incorporated within any proposal for site allocation MO5 as shown in IMF LDP.	Not known	Not known	THC, Developers	
Transport	Active travel connection between Muir of Ord and Conon Bridge/Corntown	CB1	Not known	Not known	THC, Developers	Feasibility study undertaken
Settlement Name	MUNLOCHY • 90 homes allocated • 4 ha employment land allocated					
Community Facility	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None - No developer contributions required.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.

Settlement Name	NAIRN <ul style="list-style-type: none"> • 1500 homes allocated • 60 ha employment land allocated 					
Community Facility	Nairn Leisure Centre - Expansion to provide dance studio, changing village and sea facing café area.	All housing development within Nairn Academy catchment to contribute towards eligible components of wider project.	2022/23	£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Planning Policy	Nairn Community Town Centre Plan - Includes a range of proposals and opportunities identified by local residents, businesses and community groups to increase footfall and deliver regeneration in Nairn town centre.	N/A	Ongoing	Not known	Community, THC	
Schools	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract sportscotland funding	N/A	2027	£39.1M	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.
Schools	Millbank Primary - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	TBC	TBC	THC	
Schools	Rosebank Primary - Additional ELC accommodation.	N/A	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020.	£750K committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	

Transport	A96 Dualling Inverness to Nairn (including Nairn Bypass) - Delivered as part of A96 Dualling Programme.	N/A	Programme up to 2030	Fully funded by Transport Scotland	Transport Scotland	A96 Dualling Inverness to Nairn (including Nairn Bypass) - draft Orders & Environmental Statement published 29 November 2016 - Public Local Inquiry due to commence 30 October 2018
Transport	Active Travel Bridge over railway line, between Lochloy and Balmakeith Business Park.	NA2, NA5	Not known	Not known	THC	
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Ongoing	Up to £4.785m	THC, Developers, Landowners	
Water & Waste	Water and waste water enhancements to neutralise impact of new development	N/A	Not known	Not known	Scottish Water	
Settlement Name	NORTH KESSOCK • 90 homes allocated • 14 ha employment land allocated					
Community Facility	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£700k	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None - No developer contributions required.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.

Schools	North Kessock Primary - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	TBC	TBC	THC	
Schools	North Kessock Primary - Additional ELC accommodation	N/A	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020.	£600K committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Settlement Name	STRATHPEFFER • 67 homes allocated					
Community Facility	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	
Settlement Name	SEABOARD VILLAGES • 175 homes allocated • 5 ha employment land allocated					
Community Facility	Tain Royal Academy Community Complex. Extension of fitness room and new dedicated community multi functional room accessible during school day. Replace swimming pool and aquatic provision.	All housing development within Tain Royal Academy catchment required to contribute.	TBC	TBC	HLH, THC	

Schools	Replacement of existing primary and secondary schools with new 3-18 School Campus. Major extension/New School required at Knockbreck (RC) Primary School.	All housing development within Knockbreck (RC) Primary School major extension/new school rates required to contribution. No contributions required for secondary school provision.	2026	£43.8M	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.
Settlement Name	TAIN • 550 homes allocated • 40 ha employment land allocated					
Community Facility	Tain Royal Academy Community Complex. Extension of fitness room and new dedicated community multi functional room accessible during school day. Replace swimming pool and aquatic provision.	All housing development within Tain Royal Academy catchment required to contribute.	TBC	TBC	HLH, THC	
Planning Policy	Tain Town Centre Action Plan - Includes a range of proposals and opportunities identified by the community and stakeholders that can deliver regeneration in Tain town centre.	N/A	Ongoing	Not known	Community, THC	
Schools	Replacement of existing primary and secondary schools with new 3-18 School Campus. Major extension/New School required at Knockbreck (RC) Primary School.	All housing development within Knockbreck (RC) Primary School major extension/new school rates required to contribution. No contributions required for secondary school provision.	2026	£43.8M	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.

Transport	Delivery of the priority actions identified in Tain Active Travel Audit	All development sites should be considered for how they can help to deliver the recommended improvements identified within the Audit	Ongoing	Not known	THC, Developers	
Settlement Name	TOMATIN <ul style="list-style-type: none"> • 200 homes allocated • 27 ha employment land allocated 					
Schools	Millburn Academy - Major extension and new school at Inverness East (including land acquisition)	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat (Q2, 2018).	Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC, HLH, Developers	
Transport	Tomatin A9 Trunk Road junction - High capacity, grade separated junction to dualled A9	N/A	2025	Fully funded by Transport Scotland	Transport Scotland	Work on the A9 Dualling programme is continuing across the route with first section between Kinraig and Dalraddy complete. Construction of the second section between Luncarty and Pass of Birnam is due to commence in the coming months. Design work on the remaining nine schemes is well advanced with draft Orders now published for eight of them.
Water & Waste	Public sewer connection maybe required to accommodate new development	TM1, TM2, TM3, TM4, TM8, TM10, TM11 required to contribute.	Not known	Not known	Scottish Water, Developers	

Settlement Name	TORE • 460 homes allocated • 33 ha employment land allocated					
Community Facility	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£700K	HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None - No developer contributions required.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	Tore Primary - Major extension/new school (dependent upon IMF LDP site TR2 commencing development)	Site TR2 (masterplan required to address primary school needs) In interim no contributions required from other sites within catchment.	TBC	Not known	Developer, THC	
Transport	Footbridge over the A9 to serve new allocated development sites	Site allocation TR2 as shown in the IMF LDP required to contribute.	Not known	Not known	Developer	
Water & Waste	Waste treatment infrastructure required to be enhanced to accommodate site TR2.	TR2	Not known	Not known	Developer, Scottish Water	
Settlement Name	TORNAGRAIN • 4,960 homes allocated • Employment land allocated					

Community Facility	New secondary school community facilities - Later phases of development require a new multi purpose leisure facility to include a swimming pool and community hall.	All housing development within the Croy Primary School catchment and any new Tornagrain primary school catchment.	TBC	TBC	Developer, HLH, THC	
Community Facility	East Inverness, Inverness Campus, New Sports Facility. New outdoor 3G pitch, covered half 3G pitch and associated buildings.	All housing development within Culloden Academy catchment to contribute towards the new Inverness Campus sports facility at the rate specified in the Inverness East Development Brief. Project identified in IMFLDP Inverness East settlement text.	TBC	Cost estimate of £4.7M	THC, UHI, HIE	Feasibility study of Campus sports facility options complete.
Schools	Culloden Academy - Phase 1 major extension (including potential land acquisition) and refurbishment Phase 2 new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat (Q2, 2018)	Phase 1 by 2022/2023 Phase 2 TBC	Phase 1 £7.5M identified in THC Capital Programme Phase 2 TBC	THC, HLH, Developers	Land costs will be identified in due course.
Schools	Croy Primary - Major extension/new school at Tornagrain	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC, Developers	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.

Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	Inverness Airport Dalcross Station New station, which includes car park, cycle park and drop off facilities for buses and taxis	TBC	By 2022	£5.57M (Scot Gov £3.34M)	Transport Scotland, Network Rail, HITRANS, HIE	Planning permission for single platform station granted March 2017 and renewed in 2020. Transport Scotland now leading project with new design being prepared. Planning application to be submitted by end of 2020 for 2 platform station, track loop and ancillary works.

4. Other Areas

ACTIONS				TIMESCALES	COST and FUNDING	DELIVERY	
Type	Settlement/ Location	Infrastructure Projects	Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Schools	Tarbat Old Primary - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	TBC	Not known	THC		



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