

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

September 2024

This constitutes the Delivery Programme for the
Inner Moray Firth Local Development Plan 2





Inner Moray Firth (IMF) Local Development Plan 2 Delivery Programme

INTRODUCTION

This Delivery Programme sets out the infrastructure and other investment required to support the implementation of the Highland Council's Inner Moray Firth Local Development Plan 2. It includes a draft Deliverable Housing Land Pipeline based on the position of larger (25+ remnant unit capacity) sites as of 1 June 2024. The latest Housing Land Audit year by year programming (1 June 2023) data is included within the respective large settlements (see link below for full information). The Council is currently preparing a summer 2024 based Housing Land Audit and will use this to produce an updated and comprehensive Deliverable Housing Land Pipeline by the Scottish Government's deadline of 31 March 2025. The Council's three separate area local development plans are being merged into a single, future Highland local development plan. Accordingly, we have commenced the process of merging the three current delivery programmes into a single Highland Delivery Programme.

The Delivery Programme will be a spatial expression of the Council's Highland Investment Plan, the capital programmes of other public infrastructure agencies, and where developers will be asked to contribute to that investment. We are also considering the use of Masterplan Consent Areas as a tool for delivery within Highland. Further details are available via - https://www.highland.gov.uk/downloads/file/28858/masterplan_consent_areas_statement.

The purpose of a 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. However, developers should be aware that it is a "point-in-time" document and that financial and in-kind contributions will be subject to change. For example, education and transport contributions may vary during the consideration of an application proposal. We will update the Programme more frequently than previously to reflect significant changes in capital programmes and new development pressures. Developer contributions towards the delivery of the infrastructure projects listed in the Delivery Programme may be required from sites located within and outwith the listed settlements. For secondary school and community facility projects, developer contributions are usually sought on a secondary school catchment area basis. Therefore, please check the relevant Main Settlement(s) to identify developer contribution requirements.

Link to Local Development Plan

The Inner Moray Firth Local Development Plan can be accessed via https://www.highland.gov.uk/info/178/development_plans/202/inner_moray_firth_local_development_plan

The Delivery Programme is split into the following sections (see the individual worksheets below):


- Strategic Infrastructure - sets out the major investments which will support regional and national growth.
- Strategic Employment Sites - lists development plan defined Economic Development Areas and other strategic employment generating development such as those connected with the Inverness and Cromarty Firth Green Freeport Project.
- Main Settlements – outlines the actions for delivering growth in each of the Main Settlements.
- Other Areas - sets out the actions for delivering growth in areas outwith the Main Settlements.


Housing Land Audit (HLA) information is given for each Main Settlement. This predicts how many houses are expected to built in that settlement. It is based upon the 1 June 2023 base date Audit which is available here - https://www.highland.gov.uk/info/205/planning_-_policies_advice_and_service_levels/556/housing_land_information.


Site References


At present, site references within the HLA section refer to the 2015 Inner Moray Firth Local Development Plan, which can be accessed via <https://www.highland.gov.uk/imf>. Within the Transport section these refer to a mixture of 2015 and 2024 Plan site references. These will be updated with just 2024 Plan site references when the 2024 HLA has been published.


KEY TO COLOUR CODING OF INFRASTRUCTURE TYPES

 - Community Facilities


 - Transport

 - Schools

 - Water & Waste

 - Health

 - Development

 - Planning Policy

Inner Moray Firth Local Development Plan Area - Deliverable Housing Land Pipeline

SITES WITH 25+ UNITS REMAINING – POSITION AS OF 1 JUNE 2024 (status of site 13 updated September 2024)

No.	Settlement	Site / Land	LDP (usually IMF2) Site or Planning Application Reference(s)	Housebuilder / Developer	Landowner	Deliverability Factor									No. of Units & Overall Colour Rating	Numeric Overall Rating (1-7)
						a	b	c	d	e	f	g	h	i		
1	Inverness	Milton of Leys South	22/03219/PIP	Highland Housing Alliance	Hazeldene										400	3
2	Inverness	Milton of Leys Phase 10	INS06	Tulloch Homes	Tulloch Homes										100	2
3	Inverness	Druid Temple	INS03	Tulloch Homes	Tulloch Homes										155	1
4	Inverness	Wester Inshes Farm (South)	INS14	Upland Developments Ltd	Upland Developments Ltd										165	3
5	Inverness	Easterfield Farm	INE01 & 23/05890/MSC	Springfield Homes	Springfield Homes										112	3
6	Tain	Knockbreck	TN06	Cairngorm Properties	Cairngorm Properties										250	4
7	Inverness	Chapelton Farm, Balloch	INE18	Highland Council & others	Highland Council										398	1
8	Inverness	Stratton	INE04 & INE06	Places for People, Barratts, THC	Hazeldene, Highland Council, Barratts										321	1
9	Inverness	Stratton	INE05, INE16, INE17	Hazeldene	Hazeldene, Highland Council										420	6
10	Inverness	Ness-side	INS09 & 17/02008/FUL	Tulloch Homes & others	Tulloch Homes & others										575	1
11	Inverness	Charleston	INW01	Robertson Homes & others	Robertson Homes										380	4
12	Inverness	Ness Castle	INS11 & INS12	TBC	Tyser Trustees										305	3
13	Nairn	Delnies, Nairn	n/a (NA6 in IMFLDP1)	Barratts	Barratts / Cawdor Maintenance Trust										300	2
14	Tornagrain	Tornagrain	TG01	Various	Moray Estates										4,668	6
15	Croy	Miller Road	CR02	Scotia Homes/TBC	Scotia Homes										50	4
16	Muir of Ord	Lochan Corr	MO01	Highland Council & others	Highland Council										86	3
17	Muir of Ord	South of Cairns	MO02	Tulloch Homes	Tulloch Homes										60	3
18	Conon Bridge	Riverford	CB06	Tulloch Homes	Tulloch Homes										75	3
19	Conon Bridge	Braes of Conon	CB04	Tulloch Homes	Tulloch Homes										160	3
20	Conon Bridge	Schoolhouse Belt	n/a (CB1 in IMFLDP1)	Tulloch Homes	Tulloch Homes										28	2
21	Evanton	Teandallon	EV01	HHA	Highland Council										100	1
22	Invergordon	Roskeen	n/a (IG4 in IMFLDP1)	Capstone Connect	Capstone Connect										66	3
23	Inverness	Milton of Culloden South	INE07	Springfield Homes	Springfield Homes & others										400	6
24	Inverness	Ashton, Cradlehall & East Seafield, Inverness	INE02, INE03, INE13, INE15	Various	Various (Highland Council, Munros, Hutcheson)										1,495	7
25	Inverness	Inshes Small Holdings	INS02	TBC	Executors of RF More Estate										101	7
26	Inverness	Earl's Gate, Slackbuie	INS07	Tulloch Homes & Cairn Housing Association	Tulloch Homes & Cairn Housing Association										165	1
27	Inverness	Torvean North	INW08	Highland Council	Highland Council										118	4
28	Kirkhill	Groom Farm	KH03	Tulloch Homes	Tulloch Homes										35	1
29	Kirkhill	Achnagairn	KH02	O'Brien Properties	O'Brien Properties										25	4
30	Beauly	Beauly Expansion Areas	BE01, BE04	Lovat Estate, Munro	Lovat Estate, Munro										430	5
31	Dingwall	Dingwall North	DW01, DW02, DW03	Various	Various										109	1
32	Evanton	Culcairn	n/a (EV3 in IMFLDP1)	TBC	Novar Estate										160	3
33	Alness	Whitehills,	AL03	Pat Munro	Pat Munro Homes										122	1
34	Alness	Dalmore	AL05	Albyn Housing Society	Albyn Housing Society										75	1
35	Tain	Surplus School Sites (Craighill PS & Tain Academy)	TN03 & TN04	TBC	Highland Council										140	5
36	Drumnadrochit	Drum Farm	DR03	Springfield Homes	Springfield Homes										75	1
37	Inverness	Knocknagael (Essich Road frontage)	INS18	TBC	Scottish Government (RPID)										100	7
38	Conon Bridge	Braes of Conon North (Phase 5B)	CB02	TBC / Tulloch Homes	Tulloch Homes										27	2
39	Inverness	Castlehill	INE11	TBC	HIE										125	6
40	Alness	Whitehills East	AL04	TBC	Pat Munro Homes										50	5
41	Tomatin	Tomatin North	TM02	TBC	Tomatin Estate										36	6
42	Tain	Burgage Drive	TN05	TBC	BKB Property										40	5
43	Hilton of Cadboll	Land at Primary School	SB01	TBC	Sangster Electrical Ltd										32	3
44	North Kessock	Bellfield Farm	NK01	Robertson Homes	Broadland Properties Ltd										80	5
45	Nairn	East of Retail Park	NA05	TBC	Ziran Land Ltd										40	5
46	Nairn	Achareidh	NA01	TBC	Gordon Family										30	7
47	Nairn	Sandown	NA04	TBC	Nairn Common Good Fund										100	7
48	Munlochy	Hillpark Brae	ML01	Pat Munro Homes	Pat Munro Homes										32	2
49	Kirkhill	Birchbrae Drive	KH01	TBC (Prestige Properties Highland Ltd interest)	Colin & Moureen MacMillan										25	4
50	Kiltarity	Glebe Farm (Phase 2)	KT01	TBC	Ian Ferguson										26	4
51	Inverness	Shore Street, City Expansion Site	INC05	TBC	Various										200	5
52	Inverness	City Centre	INC04	TBC	Various										80	5
53	Inverness	Existing Porterfield Prison	INC02	Highland Council	Scottish Government (SPS)										30	6
54	Inverness	Ness-side North	INS16	TBC	MacDonald Family										120	7
55	Inverness	Ness-side South	INS13	TBC	Cardrona Charitable Trust										200	4
56	Inverness	Drummond Hill	INS08	Tulloch Homes	Tulloch Homes										27	1
57	Inverness	Drakies House	INS01	Springfield Homes	Springfield Homes										25	1
58	Inverness	East of Muirtown Locks	INW10	TBC	Zurich Assurance Ltd (per Threadneedle Asset Management)										60	5
59	Inverness	Westercraigs	INW05	Robertson Homes	Robertson Homes										77	1
60	Inverness	Golf View Road	INW02	Robertson Homes	Robertson Homes										77	1
61	Inverness	Diriebught Depot	INC01	TBC	Highland Council										70	7
62	Invergordon	Seabank Oil Tank Farm	IG04	TBC	Bannerman Family										45	7
63	Invergordon	Land at Railway Station	IG03	TBC	Port of Cromarty Firth & Others										32	7
64	Invergordon	Cromlet	IG01	Highland Council	Highland Council										93	3
65	Invergordon	Invergordon Mains	IG02	TBC	Davidson Family?										400	5
66	Drumnadrochit	Land Adjoining Supermarket	DR02	TBC	Loch Ness Homes Ltd										43	1
67	Dores	Land South of Church	DO02	TBC	Church of Scotland Trustees / Iain Cameron										25	7
68	Cromarty	Sandilands	CM01	TBC	Albyn Housing Society										33	7
69	Conon Bridge	Former Fish Processing Site	CB05	TBC	Highland Property Group Ltd / Brahan Estates										72	7
70	Avoch	Rosehaugh	AV01	TBC	Broadland Properties Ltd										39	5
71	Avoch	Muiralehouse	AV02	TBC	Broadland Properties Ltd										80	5
72	Auldearn	Meadowfield	AU01	TBC	Highland Building Management Ltd										30	4
73	Alness	Obsdale Road	AL06	Scotia Homes/TBC	Dalmore Farm										75	5
74	Alness	Crosshills	AL02	TBC	I R Munro Ltd										170	5
75	Inverness	Bridge Street	INC10	TBC	Highland Council & Others										35	7

SUMMARY TABLE & YEARS SUPPLY* CONTRIBUTION

Total Units for "1" Sites	Total Units for "2" Sites	Total Units for "3" Sites	Total Units for "4" Sites	Total Units for "5" Sites	Total Units for "6" Sites	Total Units for "7" Sites	Total All Units
2,279	487	1,714	1,104	1,884	5,679	2,258	15,405
3.1	0.7	2.3	1.5	2.5	7.6	3.0	20.7

CUMULATIVE TOTALS & YEARS SUPPLY*

Total Units for "1" Sites	Total Units for "1-2" Sites	Total Units for "1-3" Sites	Total Units for "1-4" Sites	Total Units for "1-5" Sites	Total Units for "1-6" Sites	Total Units for "1-7" Sites	Total All Units
2,279	2,766	4,480	5,584	7,468	13,147	15,405	15,405
3.1	3.7	6.0	7.5	10.0	17.6	20.7	20.7

* Years supply catered for by large (25+) allocated and/or permitted sites - past IMFLDP2 Plan area total completions average 746 p.a. (last 7 years). Smaller (<25 unit) site completions need to be added to get an accurate land supply picture.

DEFINITION OF DELIVERABILITY FACTORS

Letter	Factor Colour Code	Deliverability Factor
A		Under construction (all or majority of site(s))
B		Housebuilder/developer owned or optioned (all or majority of site)
C		Extant full planning permission (all or majority of site)
D		Extant permission in principle and/or minded to grant planning permission decision (all or majority of site)
E		No significant infrastructure constraints
F		Application or Pre-application proposal lodged and (all or majority of) site allocated in approved local development plan
G		No progress to date but allocated in approved local development plan and no significant constraints
H		Significant infrastructure constraint(s)
I		Allocated in approved local development plan but significant ownership or other feasibility constraint(s)

OVERALL RATING DEFINITION

Numeric Overall Rating (1-7)	Overall Colour Code	Overall Rating Definition
1		All "A"
2		Other both "C" & "E"
3		"E"
4		"H" or "I"
5		All "G"
6		"H" but not "I"
7		All "I"

Strategic Infrastructure Improvements						
Actions		Timescales	Cost and Funding	Delivery		Latest Update
Type	Action			Lead and Supporting Delivery Partners	Status	
Transport	A9 Dualling Perth to Inverness Phased upgrading of road from single to dual carriageway	Phased programme of schemes up to the end of 2035.	£3.7 Billion (2023 prices)	Transport Scotland	A new Delivery Plan for the A9 was announced in Parliament in December 2023. The Tomatin to Moy 9.6km £184.7M section contract was awarded in July 2024 and the section is to be open by the end of 2027. The remaining sections within Highland are expected to be dualled between 2033 and 2035. Full details via https://www.transport.gov.scot/projects/a9-dualling-perth-to-inverness/programme-details/#75915	Jul-24
	A96 Dualling Inverness to Aberdeen Phased improvements to the existing A96 including Nairn Bypass	Previously stated as a phased programme over period to 2030.	£3 Billion	Transport Scotland	Orders for the A96 Dualling Inverness to Nairn (including Nairn Bypass) scheme made and came into force on 12 March 2024. Subject to there being no legal challenge to the Court of Session then land acquisition could commence in 2024. Full details of the Orders via https://www.transport.gov.scot/publication/made-road-orders-and-compulsory-purchase-order-a96-inverness-to-nairn-including-nairn-bypass/ The wider scheme outwith Highland is subject to a review by Scottish Government.	Jul-24
	Aberdeen to Inverness Rail Improvements Project Enhanced commuter services into each city	Phased programme	£330m Aberdeen - Inverness Rail Improvements Project. £42m Inverness Airport Station	Transport Scotland, Network Rail, Rail Operators, HiTrans, THC	The new Inverness Airport station opened in February 2023	Jul-24
	Inverness to Perth Highland Mainline Rail Improvements Project Upgrading the Highland Line between Perth and Inverness via adding passing loops, increasing line speeds, electrification and/or new(er) rolling stock. Particular aim to increase freight use of line and to decarbonise travel.	Ongoing programme aiming to deliver 2 hours 45 minutes journey time to Central Belt	TBC	Transport Scotland, Network Rail, Rail Operators	No funding commitment in Scotland Government Programme for Government ("Equality, Opportunity, Community") April 2023 which covers the period up to May 2026.Feasibility work ongoing.	Mar-24
	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 Dec 2017, Stage 2 complete and opened to the public in May 2021. Mobility Hub implemented at Torvean in 2024.	Mar-24
	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 overbridge adjoining existing Inshes Overbridge. Inshes Corridor: Reconfiguration of Inshes Junction and associated changes to surrounding road network.	A9/A96 Inshes to Smithton: Orders made in 2024 but firm construction timetable TBC. Inshes corridor: Additional overbridge lane completed September 2018. THC Capital Programme commitment of £9.9M for road orders and construction works over period 2024-2029.	Total: £41.5M A9/A96 Inshes to Smithton: £25-35M (at 2015 prices excl VAT) Inshes Corridor: £9.9M	Transport Scotland; THC, Developers, Landowners.	A9/A96 Inshes to Smithton Scheme: Road Orders made in May 2024 and came into force in June 2024. Construction anticipated 26/27 - 27/28. Inshes Corridor Scheme given THC Capital Programme commitment of £9.9M for period 2024-2029 at meeting of June 2024.	Jul-24
	A9/A82 Longman Junction Improvement Scheme Grade separation of the A9/A82 at Longman Roundabout	Detailed development and assessment of the preferred option for the A9/A82 Longman Junction scheme continues and will culminate in the publication of draft Orders and an Environmental Impact Assessment Report. Delivery of the proposed scheme can only commence if approved under the relevant statutory procedures and thereafter a timetable for delivery can be determined.	£85-95M (DMRB Stage 2 options assessment cost estimate at Q3 2018 prices excl VAT).	Transport Scotland, THC	Initial options presented to public in May 2018. Preferred option identified and presented at exhibitions in June 2019. DMRB Stage 3 assessment process ongoing. Draft Orders and an Environmental Impact Assessment Report are the next stage. THC have submitted formal Change Request for the City-Region Deal with proposed changes relating to the Longman scheme and Corran Ferry. Outcome of Change Request yet to be confirmed.	Jul-24
	A9 North Kessock to Tore - Improvements identified within Transport Scotland's A9 Tore to North Kessock Study	Initial development at Tore roundabout ongoing. Timescale for these, and other options in the corridor are TBC.	To be confirmed	Transport Scotland, Developers, THC (possibly)	A number of potential options were identified for Tore roundabout and Munloch (B9161) junction within the North Kessock to Tore corridor. Design work for signalisation/active travel improvements at Tore are ongoing (subject to successful resolution of objections to speed limit proposal). Any significant improvements at Munloch junction (roundabout, grade separation) would require developer funding as these are likely to be outwith the scope of exting casualty reduction budgets.	Jul-24
	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	2024-2030+	£20B	OfGEM, SSEN Transmission, Other Transmission Network Owners and Operators	New overhead lines, substations and subsea links. Full details of SSEN Transmission projects via https://www.ssen-transmission.co.uk/projects/2030-projects/	Mar-24
	Next Generation and Superfast Broadband Delivery of improved digital connectivity	The North Lot Contract for the R100 Broadband Scheme is expected to be complete by March 2028.	Next Generation: £146M (across whole of HIE area) Superfast: TBC	Scot Gov, HIE, BT, Other Public Sector Bodies	Roll out of "superfast" (minimum 30Mb/s speed) has reached 86% of premises in Highlands and Islands. In terms of fibre to the premises (1Gb/s capable speeds), as of November 2023, within the R100 North Lot Area (approximately comprising Highland plus Argyll and Bute, Aberdeen City & Shire, Angus, Stirling, Dundee and the Islands councils areas) 14,712 premises had been connected. A further 60,764 premises were contracted for future delivery.	Mar-24

Utilities	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.	2018-2022	£7.7M plus £24.5M private finance	UK Government, THC, NHS Highland, UHI, HIE, NatureScot	Provision of 1Gb/s speeds to schools and other public sector sites (152 in total) . Project completed in March 2022. Cityfibre also committed £24.5M of private investment to expand the Inverness full fibre network as a commercial service.	Mar-22
	Upgrading Water Quality Glencorvinth Water Treatment Works – capital maintenance undertaken at service reservoirs to ensure continued high water quality and security of supply	TBC	TBC	Scottish Water	No published progress to date.	Mar-24
	Additional Water Storage Capacity Assynt Supply System – tripling of storage capacity to reduce risk of service disruption	TBC	TBC	Scottish Water	No published progress to date.	Mar-24
	Strategic Water Supply Capacity Augmentation of Inverness and A96 Corridor water supply. New Loch Ness Regional Water Treatment Works to serve Invermoriston and Fort Augustus	Ongoing	TBC	Scottish Water	Augmentation of Loch Ashie Water Treatment Works via pumped water from Loch Ness investigated in 2019 but no scheme progressed to date. Scheme at Invermoriston completed in 2023.	Mar-24
	Strategic Waste Water Treatment Capacity New, high capacity waste water treatment works at Ardersier to serve wider catchment	2017-2041	£5M for first phase works	Scottish Water	New underground pipeline from new developments at Tornagrain, Inverness Airport and Castle Stuart completed in 2017. Existing Ardersier sewage works upgrade completed 2017. New/expanded sewage works completed between 2019 and 2022.	Mar-24
Other	New Highland Prison 200 inmate capacity	2019-2026	£209M	Scottish Government	Expected to be operational by end of 2026. Will double present capacity of existing Porterfield, Inverness prison.	Apr-24

STRATEGIC EMPLOYMENT SITES

SITE Description of development	TIMESCALES	COST and FUNDING	DELIVERY	
			Lead and Supporting Delivery Partners	Update & Actions
IA01 Inverness Airport Business Park (IABP) Area - 199.4 ha allocated for Business, Industry, warehousing and uses complementary to airport.	Ongoing	Not known	Inverness Airport Business Park Ltd (Moray Estates, Highlands & Islands Airports Ltd, Highlands & Islands Enterprise (HIE)), THC	Phase 1 servicing complete - 14.5ha of serviced land available. Coop's new 12,000ft ² distribution centre opened in Sept 2018. 2 platform Inverness Airport station opened in February 2023. 130 bed airport hotel opened in March 2020. 10,000ft ² distribution and training centre for a wind turbine builder and a 5,000ft ² industrial unit for a pump supplier completed in 2020. Additional airport parking formed in 2021.
INE08 – Campus Area - 56.7ha Mixed uses allocation comprising INE08 Inverness Campus, INE11 Castlehill and INE12 Castlehill Road. Parts of the Campus site are identified as part of the Inverness & Cromarty Firth Green Freeport.	Ongoing	Not known	HIE, University of the Highlands & Islands, THC	Plots and configurable building space available for offices, workshops, laboratories and co-working research and development. Scotland's Rural College's Rural & Veterinary Innovation Centre opened in 2023. National Treatment Centre (Highland) opened in 2023. Life Sciences Innovation Centre, hotel and sports facilities planned for next phases. Parts of the Campus designated as part of the I&CF Green Freeport Tax Site in February 2024.
INC09 and INC11 Former Longman Landfill INC09 'Former Longman Landfill West' (Mixed Use: Business, Industry, Temporary Stop Site for Travelling People) - Area - 20ha and INC11 'Former Longman Landfill East' (Industry including Energy from Waste Plant) - Area - 19ha	Ongoing	Not known	THC (Inverness Common Good Fund), SEPA, Transport Scotland	Feasibility work and funding decisions still ongoing around A9/A82 junction improvement. It is likely that a Longman Development Brief will be progressed for the area to specify planning parameters and delivery details. Parts of the former landfill area were designated as part of the I&CF Green Freeport Tax Site in February 2024.
IA02 Dalcross Industrial Estate Expansion Area - 10.4ha allocated for employment uses (Class 4,5,6)	Ongoing	Not known	THC	Future development and layout will now be subject to no net detriment to the operational requirements of the existing heliport.
CS01 Castle Stuart Area - 91.6ha allocated for Business uses	Not known	Not known	Landowner/Developer (Cabot Highlands)	Second 18 hole golf course, "Old Petty" scheduled to open in 2025. Planning applications and permissions to extend club house and add 38 lodge apartments.
FG01 Fort George Area - 50.1ha allocated for Mixed Use	Land and buildings should be surplus to MoD use in 2032	Not known	Ministry of Defence (Defence Infrastructure Organisation), Historic Environment Scotland, THC	DIO are undertaking initial feasibility work on site's development potential for when it is declared surplus.
INC06 Port of Inverness (Harbour Gait) Area - 30 ha Inverness Harbour and expansion land to the east is identified as a Mixed Use allocation- site reference INC06 'Harbour Gait'.	Ongoing	Not known	THC, Port of Inverness, HIE	Parts of the port area were designated as part of the I&CF Green Freeport Tax Site in February 2024. The Tax Site boundary extends along the River Ness waterfront towards the City Centre. Any green freeport proposals which would extend beyond the INC06 site boundary will be subject to an inclusive masterplanning process.
IG05 Invergordon - Area- 22.1 ha - is included within the 'Strategic Renewable Energy Zone' as shown in the Spatial Strategy and the section on the renewable energy sector within the economic strategy.	Ongoing	Not known	THC, Port of Cromarty Firth, HIE	Parts of the port area were designated as part of the I&CF Green Freeport Tax Site in February 2024. The Tax Site boundary extends outwith allocated land largely into the firth. Any green freeport proposals which would extend beyond the allocated site boundary will be subject to an inclusive masterplanning process.

HD01 Highland Deephaven Area - 150.2ha allocated for Industrial uses (Highland Deephaven for Industry, Business and Infrastructure uses.) Also, specific site reference EV05 Evanton Industrial Estate for industry uses.	Ongoing	Not known	THC, HIE, Landowner, Developer(s)	Parts of the allocated land were designated as an I&CF Green Freeport Tax Site in February 2024. The Tax Site boundary extends outwith HD01 and EV05. Any green freeport proposals which would extend outwith allocated land will be subject to an inclusive masterplanning process. Owner of Highland Deephaven is a member of Opportunity Cromarty Firth partnership progressing renewable energy projects.
NG01 Nigg Area - 242 ha allocated for industry Nigg Energy Park and adjoining land to the east is identified as an Economic Development Area and allocated for Industrial uses, site reference NG01 'Nigg Yard'.	Ongoing	Not known	Port of Nigg, THC, HIE	Parts of the allocated land were designated as an I&CF Green Freeport Tax Site in February 2024. A new quay is proposed to transfer HV cabling from the new manufacturing plant to vessels. New east quay completed in 2022. Any green freeport proposals which would extend outwith allocated land will be subject to an inclusive masterplanning process.
WH1 Whiteness Area - 292.5 ha allocated for renewables innovation, manufacturing and maintenance hub	Ongoing	Not known	Port of Ardersier (Haventus), Developer(s), THC, HIE	Parts of the allocated land were designated as an I&CF Green Freeport Tax Site in February 2024. Improvement to and extension of existing quays proposed to service offshore renewables industry. Any green freeport proposals which would extend outwith allocated land will be subject to an inclusive masterplanning process.

	Economic Development Areas
	Sites where at least part of the allocated land is covered by a Inverness & Cromarty Firth Green Freeport Tax Site

ACTIONS												DELIVERY			
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
	ALNESS														
HLA	Crosshills	Alness_AL1		0	1	0	10	10	5	50	76				
	Obsdale Road	Alness_AL10		0	0	10	10	10	37	0	67				
	Whitehills	Alness_AL2		10	10	10	10	10	50	14	114				
	Achnagarron South	Alness_AL3		0	0	0	0	0	0	0	0				
	Achnagarron North	Alness_AL4		0	0	0	0	0	0	0	0				
	Dalmore	Alness_AL5		4	14	10	10	10	22	0	70				
	Milnafua Farm	Alness_AL6		0	0	10	10	10	43	0	73				
	Blackmuir	Alness_AL7		0	0	0	0	0	0	0	0				
	Willowbank Park	Alness_AL8		0	1	1	1	2	12	0	17				
		TOTAL		14	26	41	51	52	169	64	417				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Alness Burial Ground	No Contributions required										2024-2026	£130K identified in THC Capital Programme 2024/2025	THC	Site acquisition in 2024
Community Facilities	Averon Leisure Centre - Expand and upgrade fitness suite and provision of fitness studio.	All housing development within Alness Academy catchment.	New indoor community facility contribution rate used for forecasting									2028	£450k	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Bridgend Primary - expansion	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Coulhill Primary - expansion	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Obsdale Primary - expansion	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
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.	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.
Schools	Alness Academy	None - No developer contributions required at present.	None - No developer contributions required at present.												
Transport	Alness and Invergordon Active Travel Masterplan Action 1 - B817, between Invergordon and Alness from Woodsdie Gardens to Teaninich Avenue Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	AL06, AL08, AL11, AL12, AL16, IG03, IG04, IG05	Assumed contribution rate of £1,000 per house.									Ongoing	£2,000,000 - £4,000,000	THC	https://www.highland.gov.uk/downloads/file/24974/alness_and_invergordon_active_travel_masterplan_issue
Transport	Alness and Invergordon Active Travel Masterplan Action 2 - Birch Road, Old Milnafua Road and Obsdale Road, between Achnagarron and High Street. Segregated active travel infrastructure where possible, including safe crossing points at desire lines. Quiet streets potential where vehicle flows are low.	AL04, AL05, AL07, AL19, AL20	Assumed contribution rate of £1,000 per house.									Ongoing	£500,000 - £1,000,000	THC	https://www.highland.gov.uk/downloads/file/24974/alness_and_invergordon_active_travel_masterplan_issue
Transport	Alness and Invergordon Active Travel Masterplan Action 3 - A9, between Averon River Path and Alness Point Business Park Segregated active travel infrastructure where possible, including safe crossing points at desire lines	AL10	Assumed contribution rate of £1,000 per house.									Ongoing	£240,000 - £460,000	THC	https://www.highland.gov.uk/downloads/file/24974/alness_and_invergordon_active_travel_masterplan_issue
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.	Assumed contribution rate of £1,000 per house.									In parallel with development	Not known	Developers, THC	
Transport	Averon Footbridge - refurbish or replace structure. If replacing, a wider bridge may be provided to support the active travel scheme.	None	None			Completion						2024-26	360000		Design stage

Transport	Lealty Bridge - replace existing deteriorated bridge on U1990 Boath Road	None	None			Completion						2024-26	330000		Design stage
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ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	ARDERSIER														
HLA	Station Road	Ardersier_AR3		0	0	0	0	0	10	0	10				
	Milton of Connage Farm	Ardersier_AR4		0	0	0	0	0	0	0	0				
	South of Cromal Terrace	Ardersier_AR5		0	0	0	0	0	0	0	0				
		TOTAL			0	0	0	0	0	10	0	10			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2.	Sports facility rate specified in Inverness East Development Brief.									Unknown	Cost estimate of £4.7M	THC, UHI, HIE, HLH	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.
Schools	Ardersier Primary School - expansion	All housing developments within the school catchment.	DCSG rates, as front-funded									Complete	Complete	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues
Schools	Culloden Academy - redevelopment including new synthetic pitch Future new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing developments within the school catchment.	Standard rates, as new High School will be required									Phased redevelopment. Funding for new synthetic playing field 2024/25. Timescales for other elements unknown	£3.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH, Developers	13 temporary classrooms delivered 2021/22.
Transport	Ardersier Path	All housing developments within the primary school catchment.	Assumed contribution rate of £1,000 per house.									Unknown	Listed but unfunded in 2024-2029 THC Capital Programme	THC	TBC
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution rate of £1,000 per house.									Ongoing	TBC	THC, developer	Ongoing
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.	Assumed contribution rate of £200 per house.									Ongoing	Up to £4.785M	THC, Developers, Landowners	Ongoing

ACTIONS												TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	DELIVERY Status
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS				
	AULDEARN														
HLA	Meadowfield	Auldearn_AU2		0	1	2	0	0	6	0	9				
	Meadowfield Steadings	Auldearn_AU3		0	0	0	0	0	12	0	12				
		TOTAL			0	1	2	0	0	18	0	21			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Nairn Leisure Centre - Expansion to provide fitness studio for classes. To incorporate a changing village.	All housing development within Nairn Academy catchment to contribute towards eligible components of the project.	Standard community facility contribution rate.									2023/24	£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Auldearn Primary School	No capacity issues therefore contributions not required.	Currently not required.												
Schools	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract Sport Scotland funding	No capacity issues therefore contributions not required.	Currently not required.									Operational 2026	£54.8M Phase 2 Scottish Government Learning and Estate Investment Programme	THC, HLH, Scot Gov	Planning application submitted December 2023
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution rate of £,1000 per house.									Ongoing	TBC	THC, developer	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	AVOCH														
HLA	Rosehaugh South	Avoch_AV1		0	0	0	15	15	9	0	39				
	West of the old Manse	Avoch_AV3		0	0	0	0	0	40	40	80				
		TOTAL		0	0	0	15	15	49	40	119				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	New standard contribution rate applies for new applications received post 4 May 2023.									2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Avoch Primary	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded									TBC	TBC	THC, HLH	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Fortrose Academy	No capacity issues therefore contributions not required.	Currently not required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution rate of £1,000 per house.									Ongoing	TBC	THC, developer	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	BEAULY														
HLA	Behind Fire Station	Beauly BE1		10	10	10	10	11	94	94	239				
	Curling Pond/Cnoc na Rath Field	Beauly BE2		0	0	0	0	0	93	92	185				
		TOTAL		10	10	10	10	11	187	186	424				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	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.	Standard community facility rates.									2024/25	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Beauly Primary - search for new school site and build	All housing developments within the school catchment are required to contribute.	Standard Rates.									£800,000 in THC Capital Programme for 2024/2029.	THC, Scot Gov	TBC	Limited physical improvements undertaken in 2023.
Schools	Charleston Academy - new 3-18 Campus	All housing developments within the school catchment are required to contribute.	Standard Rates.									2024-2035	Total cost £14.524M	THC, HLH	Feasibility work continues. £1.5M identified in THC Capital Programme 2024/2029.
Transport	Beauly Link Road - Completion of road through development sites	Direct developer provision through and to boundaries of sites BE01, BE03 and BE04.	No contributions required									In parallel with development	Not known	Developers	Part delivered.
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution rate of £1,000 per house.									Ongoing	TBC	THC, developer	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
CONON BRIDGE															
HLA	Druthy Duck	18/03735/PIP		0	0	8	8	0	0	0	16				
	Schoolhouse Belt	Conon Bridge_CB1		0	0	14	14	0	0	0	28				
	Braes of Conon South	Conon Bridge_CB2		0	0	0	0	10	50	55	115				
	Pescanova Factory Site	Conon Bridge_CB3		0	0	0	0	0	36	36	72				
	Braes of Conon North	Conon Bridge_CB4		10	17	0	0	0	0	0	27				
	Riverford	Conon Bridge_CB5		0	0	0	20	25	0	0	45				
		TOTAL		10	17	22	42	35	86	91	303				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	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.	New standard contribution rate applies for new applications received post 4 May 2023.									2021 onwards	£762K	Maryburgh Amenities Company Ltd, THC	Business plan for the redevelopment project was finalised in May 2017. Currently finalising proposals and exploring funding options.
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and with inclusive facilities throughout	All housing development within Dingwall Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.									2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Ben Wyvis Primary School	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded.									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Dingwall Academy	No capacity issues therefore contributions not required.	Currently not required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution of £1000 per house									Ongoing	TBC	THC, developer	
Transport	Active travel connection between Muir of Ord and Conon Bridge	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2.	Rate of £1,955 specified in existing S75 Legal Agreement									Not known	£1.9M	THC, Developers, Landowners	Feasibility study prepared in 2017
Water & Waste	River Conon Flood Defence Improvements	Land safeguard CB03 and CB05	Previous rate of £1,600/house established									2021-2023	£840k (£691K identified in THC Capital Programme Dec 2021)	THC	Planning permission granted, subject to flood scheme works, for development on CB3.

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	CROMARTY														
HLA	Sandilands	Cromarty_CM1		0	0	0	0	0	16	17	33				
		TOTAL		0	0	0	0	0	16	17	33				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	New standard contribution rate applies for new applications received post 4 May 2023.									2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Cromarty Primary School	No capacity issues therefore contributions not required.	Currently not required.												
Schools	Fortrose Academy	No capacity issues therefore contributions not required.	Currently not required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution of £1000 per house									Ongoing	TBC	THC, developer	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	CROY														
HLA	East of B9006	Croy_CR1		0	0	0	0	0	0	0	0				
	Croy / West of primary school	Croy_CR2		30	0	0	20	20	0	0	70				
		TOTAL		30	0	0	20	20	0	0	70				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2	Sports facility rate specified in Inverness East Development Brief									TBC	Cost estimate of £4.7M	THC, UHI, HIE, HLH, sportscotland	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.
Schools	Croy Primary - expansion and new primary school at Tornagrain	All housing developments within the school catchment	Standard rates.									2024/25 - 2028/29	£15.5M in THC Capital Programme 2024/25 - 2028/29	THC, Developers	Informal consultation 'Options for Croy and Tornagrain Primary Schools' ongoing
Schools	Culloden Academy - redevelopment including new synthetic pitch Future new school and community facilities at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing developments within the school catchment	Standard rates.									Phased redevelopment. Funding for new synthetic playing field 2024/25. Timescales for other elements unknown.	£3.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH, Developers	13 temporary classrooms delivered 2021/22.
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.	Assumed contribution rate of £200 per house									Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution of £1,000 per house									Ongoing	TBC	THC, developer	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	CULBOKIE														
HLA	Land at The Cairns	Culbokie_CU2		1	1	0	0	0	0	0	2				
	North of Carn Mor Dun	Culbokie_CU3		1	1	1	0	0	0	0	3				
	North of Solus Or	Culbokie_CU4		0	0	0	5	5	10	30	50				
	South of Tir Aulinn	Culbokie_CU6		0	0	0	0	0	0	0	0				
	North of Schoolcroft	Culbokie_CU7		1	1	1	1	1	5	0	10				
	East of Old Primary School	Culbokie_CU8		0	0	0	0	0	0	0	0				
		TOTAL		3	3	2	6	6	15	30	65				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	New standard contribution rate applies for new applications received post 4 May 2023.									2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Culbokie Primary	No capacity issues therefore contributions not required.	Currently not required.												
Schools	Fortrose Academy	No capacity issues therefore contributions not required.	Currently not required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution rate of £1,000 per house									Ongoing	TBC	THC, developer	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	DINGWALL														
HLA	Station Road	08/00486/FULRC		0	0	0	0	0	0	0	0				
	DW1 Dingwall North	Dingwall_DW1		0	0	0	0	0	0	0	0				
	DW2 Dingwall North	Dingwall_DW2		0	0	2	2	2	11	11	28				
	DW3 Dingwall North	Dingwall_DW3		0	37	0	0	20	47	0	104				
	DW4 Dingwall North	Dingwall_DW4		0	0	0	0	0	0	0	0				
	DW5 Dingwall North	Dingwall_DW5		0	30	4	4	0	0	0	38				
	Land Opposite Sherriff Court	Dingwall_DW6		0	0	2	2	2	4	0	10				
		TOTAL		0	67	8	8	24	62	11	180				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and with inclusive facilities throughout	All housing development within Dingwall Academy catchment. £1,042,680 in expected Developer Contributions	New standard contribution rate applies for new applications received post 4 May 2023.									2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Community Facilities	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 DW01 - DW03 as shown in IMFLDP2). £320,736 in expected Developer Contributions	Last rates of £1,230 used for forecasting									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.
Schools	St Clements Special School - Replacement of existing school		Currently, no contribution required.									2021-2029	£12.15M but only £500,000 identified in THC Capital Programme 2024/2029	THC, Scot Gov	Discussions regarding new site acquisition.
Schools	Dingwall Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Dingwall Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Road and active travel improvements to facilitate the delivery of some of the otherwise constrained housing development	Site allocations DW1 to DW5 as shown in IMF LDP required to contribute.	Assumed contribution rate of £1,000 per house.	expected completion 2022								Junction improvements at County Buildings completed 2015. Later phases expected completion by 2022	£822K identified in THC Capital Programme Dec 2021	THC, Developers	Collection of developer contributions ongoing in line with Dingwall Developer Contributions Protocol.
Transport	Dingwall Active Travel Audit Action 1 - Segregated AT infrastructure where possible including safe crossing points at desire lines between the A834 Strathpeffer Road and Old Evanton Road (via Docharty Road and St Andrews Road). Route passes through Dingwall North housing developments.	Development sites DW02 and DW03. Alternative DW11.	Assumed contribution rate of £1,000 per house.									ongoing	Estimated project cost £1-2M	THC	
Transport	Dingwall Active Travel Audit Action 2 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on Tulloch Avenue and Tulloch Castle Drive. Route connects Dingwall North Housing with schools, leisure centre and A862. Tulloch Avenue is on the National Cycle Network (NCN).	Development site DW02.	Assumed contribution rate of £1,000 per house.										Estimated project cost £280,000 to £530,000	THC, Sustrans (NCN Team)	

Transport	Dingwall Active Travel Audit Action 3 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on the A862 through Dingwall. Provides links with Key Trip Generators; Town Centre Shops, places of employment, supermarket, High School, etc. Part of the route is on the NCN.	Development sites DW05, DW06 and DW07.	Assumed contribution rate of £1,000 per house.									Ongoing	Estimated cost £1,400,000 to £2,600,000	THC, Sustrans (NCN Team)	
Transport	Dingwall Active Travel Audit Action 4 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on Tulloch Street, High Street and Station Road. Link through Town Centre and main bus and railway stations. Part of the route is on the NCN.	Development sites DW05, DW06 and DW07.	Assumed contribution rate of £1,000 per house.									Ongoing	Estimated cost £400,000 to £750,000	THC, Sustrans (NCN Team)	
Transport	Dingwall Active Travel Audit Action 5 - Deliver high quality public realm including secure cycle parking, seating, parklets and other active travel amenities on the High Street between the A862 (Newton Road) and Tulloch Street.	Development site DW06.	Assumed contribution rate of £1,000 per house.									Ongoing	Estimated cost £180,000 to £230,000	THC	
Transport	Dingwall Active Travel Audit Action 6 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on the A834 through Dingwall. Provides links to residential site, industrial estates and Town Centre.	Development site DW09.	Assumed contribution rate of £1,000 per house.									Ongoing	Estimated cost £600,000 to £1,200,000	THC	
Transport	Dingwall Active Travel Audit Actions 7-10 and Action 12 - Deliver small AT improvements in a variety of locations in Dingwall; crossings, footway improvements, cycle parking, etc.	All applications of 4 or more houses (or non-housing equivalent) within the Dingwall SDA.	Assumed contribution rate of £1,000 per house.									Ongoing	Small projects varying from £5000 to £450,000 with a total cost estimate of about £900,000 to deliver all actions.	THC	
Water & Waste	River Peffrey Flood Protection Scheme	Scheme required but currently unfunded commitment in THC Capital Programme 2024/2029	No contributions required									2024-2028	£1.237M	THC, Scottish Government	Scheme required but currently unfunded commitment in THC Capital Programme 2024/2029

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	DORES														
HLA	South of B852	Dores_DO1		0	0	0	0	0	10	0	10				
	North of Mill Croft	Dores_DO2		0	0	0	0	0	0	0	0				
	S of Church	Dores_DO3		0	0	0	0	0	21	0	21				
		TOTAL		0	0	0	0	0	31	0	31				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Dores Burial Ground - expansion	No contributions required	No contributions required									2024/25	£254K in THC 2024/25 - 2029/28 Capital Programme	THC	Planning permission granted for access road and cemetery expansion July 2023
Schools	Aldourie Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Inverness Royal Academy expansion	5+ year breach from now.All housing developments within the school catchment.	Standard rates.									Unknown	Unknown	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Transport	Traffic calming and highways improvements scheme		Assumed £1,000 contribution rate per house.										TBC	THC, developer	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38				Lead and Supporting Delivery Partners	Status
											TOTALS				
	DRUMNADROCHIT														
HLA	Easter Milton	Drumnadrochit DR1		0	0	0	0	0	0	0	0				
	North of Cnocan Burra Burial Ground	Drumnadrochit DR2		0	0	0	0	0	0	0	0				
	Land at West Lewiston	Drumnadrochit DR3		1	1	0	0	0	0	0	2				
	Drum Farm	Drumnadrochit DR5		0	20	20	20	20	13	0	93				
	Adjacen to Co-Op	Drumnadrochit DR6		10	10	10	10	3	0	0	43				
		TOTAL		11	31	30	30	23	13	0	138				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities															
Schools	Glenurquhart Primary School	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Glenurquhart High School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	A831 Bridges - repair and refurbishment of 4 bridges on the A831 in Glenurquhart		No contributions required									2024	£960,000	THC	Contract awarded June 2024. Works expected 2024.
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Water & Waste	Drumnadrochit Flood Prevention Scheme (River Enrick FPS/NFWMS)	Safeguards development potential of allocation DR04.	No contributions required									2019-2022	£3.111M	THC, Scot Gov	Scheme completed in September 2022.

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	EVANTON														
HLA	Teandallon East	Evanton_EV1		0	32	20	20	20	8	0	100				
	SE of Evanton Bridge	Evanton_EV2		0	1	1	1	1	1	25	30				
	Culcairn	Evanton_EV3		0	0	20	20	20	100	0	160				
	Drummond Farm	Evanton_EV4		0	1	1	1	1	5	6	15				
		TOTAL		0	34	42	42	42	114	31	305				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Averon Leisure Centre - Expand and upgrade fitness suite and provision of fitness studio for classes.	All housing development within Alness Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.									2028	£700k	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Community Facilities	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.	New standard contribution rate applies for new applications received post 4 May 2023.									TBC	£100K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Kiltearn Primary - expansion	All housing developments within the school catchment are required to contribute.	Standard Rates									TBC	TBC	THC	Adjoining land to be acquired in 2024 for school car park and new nursery building.
Schools	Alness Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Transport	Reopening of Evanton railway station	N/A	No contributions required									Not known	Not known	THC, HiTrans, Network Rail, Transport Scotland	Application in 2018 to Local Rail Development Fund was unsuccessful.
Transport	Access road, bridge link between Teandallon and Drummond Road	Site allocation EV01 as shown in IMFLDP2 required to contribute.	Assumed £2,500 contribution rate per house.									Not known	Not known	Developers, THC	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
FORT AUGUSTUS															
HLA	Telford Centre	19/04138/FUL		3	3	0	0	0	0	0	6				
	Markethill	Fort Augustus FA1		0	0	0	0	0	0	0	0				
	South of Church Road	Fort Augustus FA3		0	0	0	0	0	0	0	0				
		TOTAL		3	3	0	0	0	0	0	6				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities															
Schools	Kilchuimen Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Kilchuimen Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Transport	Foyers Bailey Bridge Repairs		No Contributions required									2027	£150,000		Not started. Structures Team Alness
Transport	Loch Arkaig Bridge Deck Replacements		No Contributions required									2024			Bridge deck replacements by third party
Transport	Car Parking / Active Travel Improvements	Part of development of allocation FA02.	No Contributions required									2021/2022	Not known	THC	Village centre car park expanded and improved in 2021-2022.

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY		
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status	
	FORTROSE & ROSEMARKIE															
HLA	06/01135/OUTRC	06/01135/OUTRC		1	1	0	0	0	0	0	2					
	Greenside Farm	Fortrose and Rosemarkie_FR1		10	10	10	4	0	0	0	34					
	Matheson Drive	Fortrose and Rosemarkie_FR2		0	0	6	6	0	0	0	12					
		TOTAL		11	11	16	10	0	0	0	48					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP2 Fortrose and Rosemarkie settlements text.	New standard contribution rate applies for new applications received post 4 May 2023.									2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.	
Schools	Avoch Primary	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded.									TBC	TBC	THC, HLH	The Highland Council have forward funded the expansion of school provision to address	
Schools	Fortrose Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC			
Transport	Traffic management and monitoring for key routes through the villages	N/A	No contributions required									Not known	Not known	THC, Developers		

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	INVERGORDON														
HLA	20/04509/FUL	20/04509/FUL		0	2	2	0	0	0	0	4				
	Invergordon Mains 2	Invergordon_IG2		0	0	0	0	0	60	35	95				
	Cromlet	Invergordon_IG3		0	20	20	20	20	20	13	113				
	House of Rosskeen	Invergordon_IG4		0	0	0	0	0	0	0	0				
	Former Railway Sidings	Invergordon_IG5		0	0	0	0	0	0	0	0				
	Tank Farm	Invergordon_IG6		0	0	0	0	0	0	0	0				
	Invergordon Mains 1	Invergordon_IG7		0	0	0	0	0	0	65	65				
	Invergordon Mains North	Invergordon_IG8		0	0	0	0	0	0	0	0				
		TOTAL		0	22	22	20	20	80	113	277				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Invergordon Leisure Centre - Expand changing room capacity, additional parking provision, swimming pool upgrades, aquatic provision and synthetic pitch.	All housing development within Invergordon Academy catchment. Project identified in IMFLDP Invergordon settlements text.	New standard contribution rate applies for new applications received post 4 May 2023.									Linked to Invergordon Academy refurbishment/replacement.	£1.8M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Park Primary replacement due to fire damage	No physical capacity issues related to new development.	Currently, no contribution required.									2024-2029	£11M. Only £250,000 in THC Capital Programme 2024/2029.	THC	Dependent on outcome of funding application.
Schools	South Lodge, Newmore & Milton Primary Schools	No physical capacity issues related to new development.	Currently, no contribution required.												
Schools	Invergordon Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Transport	Improvement to Tomich Junction with A9 Trunk Road and upgrades to internal road network.	All allocations within Invergordon as shown in IMFLDP2 and any other site which bring impacts will be required to contribute when an enhancement scheme has been confirmed. Proposal to expedite delivery of project - with contribution from TS towards safety element - and identify a per house / per m2 / per trip cost for the scheme. Justification is that project is integral part of the Council supporting and enabling the I&CFGF Project and to avoid a site by site approach that has hindered delivery of the scheme to date. A mechanism will be established for seeking proportionate contributions from proposed developments in the surrounding area.	Assumed £200 contribution rate per house.									Not known	TBC but indicative roundabout cost of £5.2M (unfunded item in THC Capital programme 2024-2029) - Green Free Port Seed funding £1.9M	THC, Developers, Transport Scotland	No enhancement scheme has currently been confirmed.

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	INVERNESS CITY														
HLA	Behind Service Point	17/04750/FUL		2	0	0	0	0	0	0	2				
	Above Simpsons	18/05593/PIP		3	0	0	0	0	0	0	3				
	Balloch	19/04213/PIP		0	49	0	50	0	125	74	298				
	Haven Murray Road	19/05349/FUL		3	0	0	0	0	0	0	3				
	Keith or John K	19/05612/FUL		2	2	0	0	0	0	0	4				
	99 Church Street	20/00748/FUL		10	0	0	0	0	0	0	10				
	Clachnaharry Quarry	Inverness City IN19		0	0	0	0	0	0	0	0				
	Prison Site	Inverness City IN2		0	0	0	0	0	30	0	30				
	Westercraigs 6	Inverness City IN20		30	47	0	0	0	0	0	77				
	B&M Stores Building	Inverness City IN21		0	0	0	0	0	0	30	30				
	HQ	Inverness City IN22		0	0	0	0	0	0	0	0				
	Old Hospital	Inverness City IN23		0	0	0	0	0	0	0	0				
	Torvean	Inverness City IN24N		37	37	35	0	30	40	210	389				
	Ness-side	Inverness City IN24S		75	75	75	75	75	318	0	693				
	Ness Castle	Inverness City IN35		85	50	100	100	82	0	0	417				
	Earl's Gate	Inverness City IN40		30	30	30	30	2	0	0	122				
	Thistle Road	Inverness City IN44		6	0	0	0	0	0	0	6				
	Wester Inshes Farm (south)	Inverness City IN46		0	0	0	30	30	35	0	95				
	Inshes Small Holdings (North)	Inverness City IN47		0	0	15	40	40	5	0	100				
	North East of Academy St	Inverness City IN5		0	0	0	0	0	0	0	0				
	Druids Temple	Inverness City IN50		30	30	30	30	35	0	0	155				
	Milton of Leys 10	Inverness City IN52		0	30	50	20	0	0	0	100				
	East of Culcabock Avenue	Inverness City IN55		0	0	12	12	0	0	0	24				
	Drummond Hill	Inverness City IN57		0	18	20	0	0	0	0	38				
	East of Milton of Leys Primary School	Inverness City IN59		5	6	24	0	0	0	0	35				
	Bridge St	Inverness City IN6		0	0	0	0	0	0	35	35				
	Cameron Barracks	Inverness City IN7		0	0	0	0	0	0	0	0				
	Easterfield Farm	Inverness City IN74		0	0	8	55	50	17	0	130				
	Stratton Lodge	Inverness City IN77		0	0	0	15	10	0	0	25				
	West of Castlehill Road	Inverness City IN82		0	0	0	0	0	17	0	17				
	Ashton	Inverness City IN83		0	0	0	0	50	250	250	550				
	Stratton	Inverness City IN84		68	68	0	0	50	250	250	686				
	Milton of Culloden	Inverness City IN85		0	0	0	20	50	250	55					
		TOTAL		386	442	399	457	454	1087	849	4074				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Central Inverness, Millburn Academy - Expansion to provide new larger fitness room, fitness studio for classes and changing facilities.	N/A	No contributions required									TBC	TBC	HLH, THC	
Community Facilities	Central Inverness, Spectrum Centre - Condition improvements.	N/A	No contributions required									TBC	TBC	HLH, THC	
Community Facilities	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										TBC	Cost of £450K	THC, HLH	
Community Facilities	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.	Rate specified in 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 Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2	Sports facility rate specified in Inverness East Development Brief									TBC	Cost estimate of £4.7M	THC, UHI, HIE, HLH, sportscotland	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.
Community Facilities	Allotments/ Growing Space Delivery in locations identified in Masterplan from Inverness East Development Brief	Direct developer provision	No contributions required									Ongoing	Developers	Developers	Planning applications submitted within sites identified to potentially include allotments

Community Facilities	South Inverness, Hilton Community Centre - Expansion of fitness room, fitness studio for classes and changing facilities.	All housing development within Inverness Royal Academy Secondary School Catchment.	New standard contribution rates.									2028	£2M	HLH, THC	Business case and drawings prepared.
Community Facilities	South Inverness, Inshes District Park - COMPLETE	As per Inshes and Milton of Leys Development Brief.	Current contribution rate of £2370 per house used for forecasting											THC	
Community Facilities	Inverness Crematorium and Kilvean Cemetery	N/A	No contributions required									2021-2023	£1.2M identified in THC Capital Programme 2024-2026.	THC	TBC
Community Facilities	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 Sport Scotland guidelines)	All housing development within Charleston Academy Catchment.	New standard contribution rates.									2024/25	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Community Facilities	Bught Park - New sports pavilion, refurbishment of stadium, and replacement changing rooms.	N/A	No contributions required									2024-2025	£9.6M	HLH/HC/Camanachd Association/Government	Under construction - planned for completion March 2025
Community Facilities	Northern Meeting Park - new community pavilion, refurbishment of grandstand and improved access.	N/A	No contributions required									2024-2025	£5.9M	HLH/HC/Government	Under construction - planned for completion December 2024
Community Facilities	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 and Torvean and Ness-side Development Brief	New standard contribution rates.									TBC	£3.8M	HLH, Tennis Scotland, Sport Scotland, 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 over-roofing an existing tennis facility, combined with the provision of an indoor athletics training area.
Community Facilities	Inverness Leisure Centre - Development of extended fitness and strength and conditioning facilities, additional fitness studios for classes and internal reconfiguration to permit business growth and meet growing demand from west link developments.	All housing development within High School Catchment.	New standard contribution rates.									2022/23	£3M identified in THC Capital Programme Dec 2021	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
Schools	Dochgarroch Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	THC	THC	
Schools	Muirtown Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	THC	THC	
Schools	Kinmylies Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	THC	THC	
Schools	Charleston Academy - phased redevelopment to from new campus with nursery, primary (replacement Kinmylies ELC and PS) and secondary school, including additional capacity	All housing developments within the school catchment	Standard rates.										£1.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH	Planning applications for phased redevelopment of Charleston campus and new nursery submitted 2023
Schools	Balloch Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	THC	THC	
Schools	Cradlehall Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	THC	THC	
Schools	Duncan Forbes Primary School	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded.									TBC	THC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues
Schools	Smithton Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	THC	THC	

Schools	Culloden Academy - redevelopment including new synthetic pitch Future new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing developments within the school catchment	Standard rates.									Phased redevelopment. Funding for new synthetic playing field 2024/25. Timescales for other elements unknown.	£3.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH, Developers	13 temporary classrooms delivered 2021/22.
Schools	Bishop Eden Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Central Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Dalneigh Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Merkinch Primary and Family Centre	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded.									Completed March 2020.			The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	St. Joseph's RC Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Inverness High School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	£14.7M (part funded by Scot Gov)	THC, HLH, Scot Gov	Phase 1 refurbishment commenced summer 2017
Schools	Aldourie Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Bun-sgoil Ghàidhlig Inbhir Nis	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Cauldeen Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Farr (IN) Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Lochardil Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Hilton Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Holm Primary School	No capacity issues therefore contributions not required.	No contribution required									TBC	TBC	THC	
Schools	Ness Castle Primary School	All housing developments within the school catchment are required to contribute.	Standard rates.									Phase timescales unknown	Phase 2 Listed but unfunded in 2024/2025 - 2028/29 THC Capital Programme	THC, Developers	Phase 1 complete February 2022
Schools	Inverness Royal Academy	All housing developments within the school catchment are required to contribute.	Standard 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	Crown Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Daviot Primary School (Mothballed)	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Drakies Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Raigmore Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Inshes Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.									TBC	TBC	THC	
Schools	Milton of Leys Primary and Nursery Annexe	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates as front-funded.									TBC		THC, HLH	The Highland Council have forward funded the expansion of school provision to address known capacity issues. Nursery Annex complete 2022
Schools	Millburn Academy	All housing developments within the school catchment are required to contribute. 5+ year breach from now	Standard rates.									TBC	TBC	THC, HLH, Developers	
Transport	Delivery of the priority actions identified in Inverness Active Travel Audit											Ongoing	Not known	THC, Developers	

Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.										Ongoing	TBC	THC, developer	
Transport - Active Travel	Action 1 - High quality Active Travel route on A82 between Ness Bridge (including the bridge) and Tomnahurich Roundabout (Tomnahurich Street and Glenurquhart Road). Segregated active travel infrastructure where possible, including safe crossing points at desire lines and improvements to pedestrian and cycle provision on Ness Bridge.	Relevant development within the West Inverness Inset Map	Assumed £1,000 contribution/house.									Ongoing	£800K - £1.6M	THC/Transport Scotland	
Transport - Active Travel	Action 2 - High quality Active Travel route on Castle Road and Castle Street. Consider one-way traffic flow on Castle Road and Castle Street to allow for segregated active travel infrastructure looping the castle including safe crossing points at desire lines	Relevant development within Inverness City Centre boundary	Assumed £1,000 contribution/house.									Ongoing	£370K - £700K	THC	
Transport - Active Travel	Action 3 - Ness Bank, between Castle Road and the Infirmary Bridge Introduction of a cycle street on Ness Bank, where cars must give-way to cyclists with opportunity for bidirectional cycleway with the removal of parking on one side	Relevant development within City Centre and West Inverness Inset Map	Assumed £1,000 contribution/house.									Ongoing	£190K - £370K	THC	
Transport - Active Travel	Action 4 - Culduthel Road, between Castle Street and the A8082. Segregated active travel infrastructure where possible, including safe crossing points at desire lines	Relevant development within Central Inverness and South Inverness Inset Maps	Assumed £1,000 contribution/house.									Ongoing	£1.6M - £3M	THC	
Transport - Active Travel	Action 5 – High Quality Active Travel Route from Old Edinburgh Road to Inshes Roundabout	Preferred - IN69, IN67, IN66, IN48 Alternative - IN58										Ongoing	£1M - £2M	THC	
Transport - Active Travel	Action 6 – High Quality Active Travel Route on Island Bank Road	Preferred - IN69, IN67, IN25, IN34-37										Ongoing	£1.3M - £2.4M	THC	
Transport - Active Travel	Action 7 – Liveable Neighbourhoods at Dalneigh, Merkinch, Hilton and Drakies	Preferred - IN07, IN10-11, IN30, IN44, IN48 Alternative - IN16, IN58										Ongoing	£200K - £400K	THC	
Transport - Active Travel	Action 8 - Cycle and Pedestrian crossing point Telford Street; between Friar's Bridge and Canal Path.	Preferred - IN10-11										Ongoing	£5K - £50K	THC	
Transport - Active Travel	Action 9 - High Quality Active Travel Route on Telford Street between Friar's Bridge and Canal path.	Preferred - IN10-11, IN70										Ongoing	£400K - £750K	THC	
Transport - Active Travel	Action 10 - Improvements on Kessock Bridge. Upgrade barriers to minimise bridge closures for pedestrians and cyclists as well as improved signage.	Preferred - IN72-76										Ongoing	Cost TBC	Transport Scotland / THC	
Transport - Active Travel	Action 11 - High Quality active travel route through Longman - Harbour Road.	Preferred - IN71 Alternative - IN77-78										Ongoing	£900K - £1.6M	Transport Scotland / THC	
Transport - Active Travel	Action 12 - Cycle and pedestrian crossing point - Longman Road at Harbour Road.	Preferred - IN71										Ongoing	£5K - £50K	Transport Scotland / THC	
Transport - Active Travel	Action 13 - One -way amd high quality cycle street on Douglas Row, Glebe Street and Chapel Street.	Preferred - IN70										Ongoing	£10K - £20K	THC	
Transport - Active Travel	Action 14 - Pedestrianisation and filtering of City Centre Streets; Queens Gate, Union Street and Post office Avenue.	Preferred - IN68-69										Ongoing	£45K - £60K	THC	
Transport - Active Travel	Action 15 - Schools Street Initiative on Drummond Road and king Street.	Preferred - IN25										Ongoing	£18K - £36K	THC	
Transport - Active Travel	Action 16 - Active Travel Improvements on Ardross Terrace	Preferred - IN69										Ongoing	TBC	THC	
Transport - Active Travel	Action 17 - Minor Improvements on Ness Walk and Huntly Street; signage, wayfinding, removal street clutter and parking reallocation.	Preferred - IN69-70										Ongoing	£60K to £80K	THC	

Transport	Inverness Lorry Park - car parking / active travel											2021/22	£154K identified in THC Capital Programme Dec 2021		
Transport	Inverness Rail Station Masterplan- Major redevelopment of Inverness Rail Station, Farraline Park and former Royal Mail land and buildings into major mixed use regeneration area	N/A										Phase 2 underway, Outline Business Cases by end 2022	Acquisition of land by Network rail, funded by TS. Additional funding for consultants for Phase 2 work TBC	Network Rail, Transport Scotland, ScotRail, THC, HITRANS, Sustrans	Phase 1 complete, Phase 2 to OBC underway, reporting end 2022
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 brings impacts.	Average £3,720/house contribution rate applied for forecasting purposes.									A9/A96 Inshes to Smithton: Orders to be made in 2024 but construction timetable TBC Inshes corridor: Additional overbridge lane completed September 2018. TBC but no capital programme commitment before 2028/2029.	Total: £41.5M East Link: £25-35M Inshes Corridor: £9.9M (City Region Deal commitment.)	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. Transport Scotland intends to make Orders during 2024. Subject to making these Orders and there being no legal challenge to the court of Session then land acquisition will follow. Tendering and construction phases TBC. Inshes Corridor planning application lodged December 2022. Draft orders reported to committee November 2023. Constrction 26/27 27/28
Transport	Inshes Junction Improvement Phase 2											Ongoing	£9.9M	Transport Scotland, Developers	Included within THC Capital Programme for
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.	Assumed £200/house.									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	Assumed £1,000/house contribution.									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	Ness Bridge - scheme to address problems with structural half-joints. Options likely to include placing weight restriction on the bridge, and reducing number of lanes.											Unknown	Unknown		Led by Structures Team Alness
Transport	Inverness Retail & Business Park Road improvements and sustainable transport (inc. Bus Bridge to Campus)	All development within Inverness Business and Retail Park	Dependent on nature and scale of proposal and detailed scheme of improvements.									Bus bridge operational 2020. Timescales for further improvements dependant on timing and scale of development.	Cost unknown, THC, HIE, Sustrans, Developers	THC, HIE, Sustrans, Developers	
Transport	Park and Ride Facility in Inverness East Temporary 150 space facility followed by permanent 500 space facility	Committed as part of Stratton Farm new town planning consent										Temporary facility required prior to occupation of retail facility; permanent facility prior to completion of 551 homes		Developers / THC / HiTrans	Timing subject to pace and mix of adjoining development
Transport	Raigmore Bus Gate (Raigmore neighbourhood through Hospital onto Old Perth Road)	Complete										Operational March 2024	Funded by Transport Scotland Bus Partnership Fund	THC, NHS Highland, HITRANS, Stagecoach	Operational March 2024
Transport	Infirmiry Bridge repairs			£500,000									Named project on capital programme		Structures Team Alness. Design.
Transport	Inverness West Link Road Scheme	All development within Torvean and Ness-side Development Brief Area or SDR agreement area.	Complete. Partly forward funded by THC. Rate specified in Torvean and Ness-side Development Brief. Current contribution rate of £3,060 per house applied for forecasting purposes.									Completed 2021	£43.352M	THC, Developers	Complete. Partly forward funded by THC.
Water & Waste	Mill Burn Flood Prevention Scheme												Listed but unfunded in 2024/25 - 2029/29 THC Capital Programme	THC	TBC

Water & Waste	Smithton/Culloden Flood Alleviation												Listed but unfunded in 2024/25 - 2029/29 THC Capital Programme	THC	Mostly complete
Water & Waste	Inverness Waste Transfer Station (Longman)											Operational April 2023	THC	THC	Operational April 2023
Development	Inverness City Gateways	N/A										2022	£66K identified in THC Capital Programme Dec 2021	THC	TBC
Development	Inverness Castle Converted to international visitor attraction	N/A										Planned opening 2025	£30M	THC, HLH, Scottish and Ku Government	Development ongoing
Development	New Prison Creation of new prison at West Seafield to replace Porterfield Prison. Includes improvements to A96 roundabout	N/A										Expected to be operational by end of 2026.	£209M	SPS	Enabling Works commenced November 2021.
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	Muirtown and South Kessock Development Brief - Allocations INW10 and INW11 fall within the brief's boundary	N/A										Ongoing	N/A	THC, Scottish Canals, Landowners, Developers	Adopted as Supplementary Guidance in November 2015
Planning Policy	Inshes and Raigmore Development Brief - Allocations INS15 and INS24 fall within the brief's boundary	N/A										Ongoing	N/A	THC, Landowners, Developers	Adopted as Supplementary Guidance in November 2015

ACTIONS											TIMESCALES	COST and FUNDING	DELIVERY		
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38			Lead and Supporting Delivery Partners	Status	
	TOTALS														
	KILTARLITY														
HLA	Glebe Farm P2	Kiltarlity_KT2		0	0	0	10	10	9	0	29				
		TOTAL		0	0	0	10	10	9	0		29			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	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.	New standard contribution rate applies for new applications received post 4 May 2023.									2024/25		THC, HLH	
Schools	Charleston Academy - expansion	All housing developments within the school catchment are required to contribute.	Standard Rates									2024-2035	Total cost £14.524M	THC, HLH	Feasibility work continues. £1.5M identified in THC Capital Programme 2024/2029.
Schools	Tomnacross Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Transport	Widening of the village spine and side roads	All allocations within Kiltarlity SDA as shown in the IMFLDP and any other site which bring impacts required to contribute.	Assumed £200 contribution rate per house.									Not known	Not known	THC, Developers	

ACTIONS											TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38			Lead and Supporting Delivery Partners	Status
	TOTALS													
	KIRKHILL													
HLA	Achnagain	Kirkhill_KH1		0	0	0	0	0	12	13	25			
	Williamson Way	Kirkhill_KH2		0	0	0	0	0	10	0	10			
	Old Crane Yard	Kirkhill_KH4		0	0	0	0	0	11	0	11			
	Beyond School	Kirkhill_KH5		15	15	15	4	0	0	0	49			
		TOTAL		15	15	15	4	0	33	13	95			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	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.	New standard contribution rate applies for new applications received post 4 May 2023.								2024/25		THC, HLH	
Schools	Charleston Academy - expansion	All housing developments within the school catchment are required to contribute.	Standard Rates								2024-2035	Total cost £14.524M	THC, HLH	Feasibility work continues. £1.5M identified in THC Capital Programme 2024/2029.
Schools	Kirkhill Primary School - expansion	All housing developments within the school catchment are required to contribute.	Standard Rates								TBC	TBC	THC	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.								Ongoing	TBC	THC, developer	

ACTIONS											TIMESCALES	COST and FUNDING	DELIVERY		
Type	Description		Developer contributions required towards	2024	2025	26	27	28	28-33	33-38			Lead and Supporting Delivery Partners	Status	
TOTALS															
	MARYBURGH														
HLA	Maryburgh Expansion site (North)	Maryburgh_MB1		0	0	0	8	7	0	0	15				
	Maryburgh Expansion site (South)	Maryburgh_MB2		0	0	0	15	15	0	0	30				
		TOTAL		0	0	0	23	22	0	0	45				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	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.	New standard contribution rate applies for new applications received post 4 May 2023.									2024 onwards	£762K	Maryburgh Amenities Company Ltd, THC	Business plan for the redevelopment project was finalised in May 2017. Currently finalising proposals and exploring funding options.
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and inclusive facilities throughout	All housing development within Dingwall Academy catchment.	New standard rate applies.									2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Ben Wyvis Primary	All housing developments within the school catchment are required to contribute towards expansion costs.	Standard rates apply.									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Dingwall Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	

ACTIONS											TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards	2024	2025	26	27	28	28-33	33-38			Lead and Supporting Delivery Partners	Status
TOTALS														
MUIR OF ORD														
HLA	Lochan Corr	Muir of Ord_MO2		0	12	13	0	0	79	0	104			
	Ardnagrask, Corrie Road	Muir of Ord_MO3		0	0	0	0	0	0	0	0			
	Wards Drive	Muir of Ord_MO4		1	1	1	1	1	0	0	5			
	Simpsons Site	Muir of Ord_MO5		0	0	10	15	20	15	0	60			
		TOTAL		1	13	24	16	21	94	0	169			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Leisure and amenity hub - 4G sports pitch, recreational walks and changing facilities	All housing development within Dingwall Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.								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 Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and inclusive facilities throughout	All housing development within Dingwall Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.								2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Tarradale Primary	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded								Replacement school dependent on successful funding bid.		THC, Scot Gov	Further feasibility and maintenance work ongoing. The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Dingwall Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.											
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.								Ongoing	TBC	THC, developer	
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 MQ5 as shown in IMF LDP.	Assumed £1,000 contribution rate per house.								Not known	Not known	THC, Developers	
Transport	Active travel connection between Muir of Ord and Conon Bridge	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP.	Rate of £1,955 specified in existing S75 Legal Agreement								Not known	£1.9M	THC, Developers, Landowners	Feasibility study prepared in 2017

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38				Lead and Supporting Delivery Partners	Status
	TOTALS														
	MUNLOCHY														
HLA	Brae Farm	Munlochy_ML2		10	10	12	0	0	0	0	32				
	Mill Field (S of the PO)	Munlochy_ML3		0	0	5	5	5	0	0	15				
		TOTAL		10	10	17	5	5	0	0	47				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.									2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Munlochy Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Fortrose Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	Feasibility work for Black Isle strategic link ongoing.

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	NAIRN														
HLA	Former Showfield	Nairn_NA1		0	0	0	0	0	30	0	30				
	Achareidh	Nairn_NA3		0	0	0	3	3	0	0	6				
	Sandown Farm	Nairn_NA4		0	0	0	0	0	0	0	0				
	Delnies	Nairn_NA6		0	0	0	0	0	0	0	0				
	Town Centre	Nairn_NA7		0	0	0	8	0	0	0	8				
	Nairn South	Nairn_NA8		0	0	0	0	0	0	0	0				
		TOTAL		0	0	0	11	3	30	0	44				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Nairn Leisure Centre - Expansion to provide fitness studio for classes and changing village to be incorporated.	All housing development within Nairn Academy catchment	New standard community rate.									2023/24 Nairn Leisure Centre improvements	£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Auldearn Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Millbank Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Rosebank Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract sports/scotland funding	No capacity issues therefore contributions not required.	Currently, no contribution required.				Delivery of New School					2027/2028	£54.8M (Learning Estate Investment Programme), part funding within THC Capital Programme Dec 2024-2027.	THC, HLH, Scot Gov	Included as part of current THC capital programme.
Transport	Enhancement of active travel connections between Lochloy and the rest of Nairn, including potential active travel Bridge over railway line, between Lochloy and Balmakeith Business Park.	IMFLDP2 site reference NA05 and any other development east of River Nairn	Currently contribution rate of £2,600.									TBC	TBC - Funding includes developer contributions and potential additional public sources	THC, Sustrans	Public consultation held summer 2021 on the design concept of the active travel bridge.
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.	Currently contribution rate of £750.									Ongoing	Up to £4.785m	THC, Developers, Landowners	
Transport	A96 Dualling Inverness to Nairn (including Nairn Bypass)	Delivered as part of A96 Dualling Programme.										Previously stated as a phased programme to 2030.	Transport Scotland	Transport Scotland	Orders for the A96 Dualling Inverness to Nairn (including Nairn Bypass) scheme made and came into force in March 2024. Subject to there being no legal challenge to the Court of Session then land acquisition will commence in 2024.
Transport	Action 1 - High quality active travel route through Nairn - A96 from Balmakeith Industrial Estate to Delnies Wood Caravan Park (5.5km). Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	NA01, NA02, NA03, NA04, NA05	Assumed £1,000 contribution rate per house.									Ongoing	£2.5m to £4.8m	THC, SUSTRANS, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 2 - Cycle Street on Harbour Street - from Nairn Harbour to A96 (0.5km). Introduction of a cycle street on Harbour Street, where vehicles must give way to cyclists. Possible opportunity for a bidirectional cycleway and removal/reallocation of on-street parking.	NA03	Assumed £1,000 contribution rate per house.									Ongoing	£230k to £440k	THC, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority

Transport	Action 3 - Minor Improvements on the Fraser Park Path. Fraser Park Path, from A96 to Nairn Coastal Path (1.25km). Minor improvements including signage and resurfacing.	NA02	Assumed £1,000 contribution rate per house.									Ongoing	£190k to £250k3	THC	Nairn Active Travel Masterplan Priority
Transport	Action 4 - Minor improvements on the Coastal Path (U54) - Coastal Path, from Nairn Golf Club to Nairn Harbour (2km). Minor improvements including signage, path widening, information boards and markings to separate users where appropriate.	NA01	Assumed £1,000 contribution rate per house.									Ongoing	£350k to £460k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 5 - Pedestrianisation of The Brae, between the High Street and A96 (0.08km). Pedestrianise The Brae to provide a safe and traffic free route for active travel users - timed restriction retaining current road layout with minor changes.	NA03	Assumed £1,000 contribution rate per house.									Ongoing	£12k to £16k	Community Group, SUSTRANS	Nairn Active Travel Masterplan Priority
Transport	Action 6 - Bus Gate on High Street between Gordon Street and Leopold Street (0.37km). Bus gate to prevent vehicles accessing the High Street, with the exception of blue badge holders, emergency vehicles and servicing.	NA03	Assumed £1,000 contribution rate per house.									Ongoing	£170k to £330k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 7 - One way high quality active travel route on Mill Road. Mill Road, between the High Street and B9090, and George Street to provide link to the train station (1km). One-way vehicle movements on Mill Road to allow for segregated active travel infrastructure where possible, including safe crossing points at desire lines. Link to the train station from Mill Road via George Street	NA03 and NA06	Assumed £1,000 contribution rate per house.									Ongoing	£610k to £1.16m	THC, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 8 - Nairn Swimming Pool public realm improvements. Improvements to the public realm outside Nairn swimming pool, including cycle repair stand, sheltered cycle parking, and map/information board and seating.	NA03	Assumed £1,000 contribution rate per house.									Ongoing	£150k to £200k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 10 - Public realm improvements and neighbourhood mobility hub at Nairn Railway Station.	NA03, NA02, NA06	Assumed £1,000 contribution rate per house.									Ongoing	£180k to £300k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 11 - Minor improvements on the Nairn River walk; A96 to Firhall (2km). Signage, resurfacing and improved access at the Firhall Bridge.	NA03, NA06	Assumed £1,000 contribution rate per house.									Ongoing	£270k to £360k	THC, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 12 - Filtered streets on Seafield Road and Seabank Road connecting to the Town Centre (6km). Filtered streets, providing a safe space for pedestrians and cyclists and prohibiting access to private vehicles	Any proposals with direct impact	Assumed £1,000 contribution rate per house.									Ongoing	£36K to £72K	THC	Nairn Active Travel Masterplan Priority

Transport	Action 13 - School Streets initiative at Rosebank and Millbank Primary Schools. School streets on Lodgehill Road and Millbank Crescent; filtered streets during school drop-off and pick-up to create safer environment for children to walk and cycle to school.	NA03, NA02	Assumed £1,000 contribution rate per house.									Ongoing	£12k to £24k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 14 - High quality cycle parking (sheltered) at Falconers Lane and Balmakeith Industrial Park.	NA03	Assumed £1,000 contribution rate per house.									Ongoing	£20k to £40k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 15 - Lochloy Active Travel Bridge. An active travel bridge across the railway line to provide a pedestrian and cycle link between Balmakeith Industrial Estate and Lochloy development	See first transport action	£2,600 rate applied									Ongoing	£1.8m to £2.5m	THC	Nairn Active Travel Masterplan Priority
Transport	Action 16 - High quality active travel route on A939; Househill Terrace to Granny Barbour's Road. Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	NA05	Assumed £1,000 contribution rate per house.									Ongoing	£460k to £880k	THC	Nairn Active Travel Masterplan Priority
Transport	Old White Bridge - repairs to historic arch bridge near Cawdor				£230,000							2026	£230,000	THC	Being progressed by THC Structures Team
Water & Waste	River Nairn and Auldearn Burn Flood Protection Study	N/A										Unknown	Listed but unfunded in 2024/25 - 2028/29 THC Capital Programme	THC	
Planning Policy	Nairn Community Town Centre Action 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.											Ongoing	Not known	Community, THC	Ongoing
Development	Nairn High Street Regeneration	N/A										2021/22	£56K identified in THC Capital Programme Dec 2021	THC	TBC

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	NORTH KESSOCK														
HLA											0				
		TOTAL		0	0	0	0	0	0	0	0				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.									2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	North Kessock Primary	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded.												The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Fortrose Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	SEABOARD VILLAGES														
HLA	Murray View	Seaboard Villages_SB1		0	0	0	0	0	3	0	3				
	Land East of Primary School	Seaboard Villages_SB2		0	0	0	0	0	0	32	32				
	Land to NE of Cemetery	Seaboard Villages_SB3		0	0	0	0	0	0	0	0				
	Land Sourth of Shore Street	Seaboard Villages_SB4		0	0	0	0	0	0	0	0				
		TOTAL		0	0	0	0	0	3	32	35				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	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	All housing development within Tain Royal Academy catchment required to contribute.	New standard contribution rate applies for new applications received post 4 May 2023.									TBC	TBC	HLH, THC	
Schools	Tain Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.									New 3-18 campus by 2026	£37M (Learning Estate Investment Programme)	THC, HLH, Scot Gov	Included as part of the THC 2024/2029 capital programme.
Schools	Hilton of Cadboll Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	STRATHPEFFER														
HLA	Nutwood	18/01017/PIP		0	0	0	5	5	5	0	15				
	Kinellan	Strathpeffer_SP1		0	0	1	1	1	0	23	26				
		TOTAL		0	0	1	6	6	5	23	41				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and inclusive facilities throughout	All housing development within Dingwall Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.									2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Strathpeffer Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Planning Policy	Strathpeffer Conservation Area - Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan											Completed in August 2023			Completed in Sep 2021 and changes made to the conservation area.

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	TAIN														
HLA	The Grove Tain	18/03191/FUL		0	4	4	0	0	0	0	8				
	Morangie Road	Tain_TN1		0	0	0	0	0	0	0	0				
	Kirksheaf Road	Tain_TN3		0	0	1	2	2	5	0	10				
	Knockbreck Road	Tain_TN5		0	0	0	25	50	175	0	250				
		TOTAL		0	4	5	27	52	180	0	268				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	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.	New standard contribution rate applies for new applications received post 4 May 2023.									TBC	TBC	HLH, THC	
Schools	Craighill Primary & Tain Academy	All housing developments within the school catchment are required to contribute towards primary provision.	Standard Rates									New 3-18 campus expected to open 2026/2027	£43.7M (Learning Estate Investment Programme), part funded from THC Capital Programme.	THC, HLH, Scot Gov	Completion commitment included as part of the THC 2024-2027 capital programme.
Schools	Knockbreck Primary & Tain Academy	All housing developments within the school catchment are required to contribute towards primary provision.	Standard Rates									New 3-18 campus expected to open 2026/2027	£43.7M (Learning Estate Investment Programme), part funded from THC Capital Programme.	THC, HLH, Scot Gov	Completion commitment included as part of the THC 2024-2027 capital programme.
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
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	Assumed £1,000 contribution rate per house.									Ongoing	Not known	THC, Developers	
Planning Policy	Tain Conservation Area - Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan											Completed in September 2021			Completed in Sep 2021 and changes made to the conservation area.

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	TOMATIN														
HLA	TM1 - West of War Memorial	Tomatin TM1		1	0	0	0	0	8	0	9				
	TM2 - Land at Hazelbank	Tomatin TM2		3	0	0	0	0	0	0	3				
	TM3 - Land north west of Old Post Office	Tomatin TM3		0	0	0	0	0	30	17	47				
	TM4 - Land north of Station Cottages	Tomatin TM4		0	0	0	0	0	0	0	0				
	TM5 - East of distillery	Tomatin TM5		0	0	0	0	0	0	0	0				
	TM7 - Land west of Church of Scotland	Tomatin TM7		0	5	2	0	0	0	0	7				
		TOTAL		4	5	2	0	0	38	17	66				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	None currently identified.	None currently identified.	None currently identified.												
Schools	Strathdearn Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Millburn Academy	All housing developments within the school catchment are required to contribute. 5+ year breach from now.	Standard rates.									Unknown	TBC	THC, HLH, Developers	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Transport	B9154 Moy Bridge Repairs	N/A	N/A									2028-2029	£150,000	THC	Not yet started. Structures Team Alness
Transport	A9 Dualling Tomatin to Moy	N/A	N/A									Section complete by the end of 2027.	£185M	Transport Scotland	The Tomatin to Moy 9.6km £185M 6 mile section contract was awarded in July 2024 and the section is to be open by the end of 2027.
Transport	Tomatin Rail Station	N/A										Unknown	Unknown	THC, Transport Scotland, Network Rail	IMFLDP requires Scottish Transport Appraisal Guidance (STAG) study to explore potential.
Water & Waste	Upgraded WWTW maybe required to accommodate new development											Not known	Not known	Scottish Water, Developers	

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	TORE														
HLA	By Woodneuk	Tore_TR1		0	2	2	2	2	6	0	14				
	Tore North	Tore_TR2		0	0	0	0	0	0	0	0				
		TOTAL		0	2	2	2	2	6	0	14				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.									2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Tore Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Fortrose Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Transport	Any improvements identified within Transport Scotland's A9 Tore to North Kessock Study	TBC	TBC									Initial development at Tore roundabout ongoing. Timescale for these, and other options in the corridor are TBC.	TBC	Transport Scotland, THC, Developers	A number of potential options were identified for Tore roundabout and Munlochry (B9161) junction within the North Kessock to Tore corridor. Design work for signalisation/active travel improvements at Tore are ongoing (subject to successful resolution of objections to speed limit proposal). Any significant improvements at Munlochry junction (roundabout, grade separation) would require developer funding as these are likely to be outwith the scope of exsting casualty reduction budgets.

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
	TORNAGRAIN														
HLA	Tornagrain	Tornagrain_TG1		45	63	85	85	85	425	425	1213				
		TOTAL		45	63	85	85	85	425	425	1213				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	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.	These contributions are not required by the planning permission in the short term									TBC	TBC	Developer, HLH, THC	
Community Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2 and/or future Torngrain Primary/Secondary catchment	Sports facility rate specified in Inverness East Development Brief.									TBC	Cost estimate of £4.7M	THC, UHI, HIE	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.
Schools	Croy Primary - expansion and new primary school at Tornagrain	All housing developments within the school catchment	Standard rates.									2024/25 - 2028/29	£15.5M in THC Capital Programme 2024/25 - 2028/29	THC, Developers	Informal consultation 'Options for Croy and Tornagrain Primary Schools' ongoing
Schools	Culloden Academy - redevelopment including new synthetic pitch Future new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing developments within the school catchment	Standard rates but dependent upon outcome of Education Contributions Review.									Phased redevelopment. Funding for new synthetic playing field 2024/25. Timescales for other elements unknown.	£3.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH, Developers	13 temporary classrooms delivered 2021/22.
Transport	Upgrade Mid Coul Roundabout	Condition of part of Tornagrain new town planning permission, to be provided prior to phase 2.	Wholly developer funded.									Unknown	Unknown	THC, developer	Planning application submitted December 2023 to request later delivery of roundabout upgrade
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
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.	TBC									Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	A96 Dualling Inverness to Nairn Phased improvements to the existing A96 including Nairn Bypass	N/A	TBC									Programme up to 2030	Fully funded by Transport Scotland	Transport Scotland	Orders for the A96 Dualling inverness to Nairn (including Nairn Bypass) scheme made and came into force in March 2024. Subject to there being no legal challenge to the Court of Session then land acquisition will commence in 2024

OTHER AREAS (outwith Main Settlements)							
ACTIONS				TIMESCALES	COST and FUNDING	DELIVERY	
Type	Settlement/ Location	Infrastructure Projects	Developer contributions required towards infrastructure project			Lead and Supporting Delivery	Status
Community Facilities	Kilmorack	Kilmorack Burial Ground Extension or New Site	None	Ongoing	Limited (£120,000) THC capital programme commitment.	THC	Site investigations of suitable land ongoing in 2024.
Transport	Comar Bridge	Refurbishment - Lifeline Bridges		TBC	£30,000 was identified in THC Capital Programme for 2023/2024	THC	Project deferred for later capital programme review.
Transport	Dulsie Bridge	Dulsie Bridge		TBC	£5,000 was identified in THC Capital Programme for 2023/2025	THC	Project deferred for later capital programme review.
Transport	Area south of Loch Ness	South Loch Ness Road Improvement Strategy	All developments which put significant pressure on either B851, B862, B861 or B852 roads required to contribute towards appropriate upgrades.	Ongoing	Combination of developer contributions and public sector capital funding. £2.5M identified in THC Capital Programme 2024/2029.	THC, Developers	Ongoing
Community Facilities	Contin	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 Facilities	Cawdor	Nairn Leisure Centre - Expansion to provide dance studio and changing village.	All housing development within Nairn Academy catchment to contribute towards eligible components of the project.	2023/24	£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Cawdor	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract Sportscotland funding	None.	2027	£39.1M	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.

Schools	Cawdor	Cawdor Primary - 1 Classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	TBC	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Transport	Cawdor	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	Cawdor	B9090 road improvements to accommodate allocated development sites	Allocations CD3 to CD10 to contribute.	In parallel with development	Not known	Developers, THC	TA required to identify necessary improvements to B9090
Community Facilities	Inchmore	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. New standard contribution rate applies for new applications received post 4 May 2023.	2024/25		THC, HLH	
Schools	Inchmore	Charleston Academy - expansion	All housing developments within the school catchment are required to contribute at standard rates.	2024-2035	Total cost £14.524M	THC, HLH	Feasibility work continues. £1.5M identified in THC Capital Programme 2024/2029.
Schools	Inchmore	Kirkhill Primary School - expansion	All housing developments within the school catchment are required to contribute at standard rates.	TBC	TBC	THC	No scheme currently identified in THC Capital Programme 2024/2029.

Transport	Inchmore	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance. Assumed £1,000 contribution rate per house	Ongoing	TBC	THC, developer	Feasibility stage
Transport	Inchmore	New and/or improved junctions from A862 from development sites	Development on former site allocations IC1 and IC2 in 2015 IMFLDP required to contribute. Assumed £1,000 contribution rate per house.	In line with development proposals for the site	Not known	Developers	No progress



P.P.E.
MUST BE WORN
BEYOND THIS POINT

GET SEEN
When working next to
mobile plant

CAUTION
CCTV IN
OPERATION

