

Inner Moray Firth Delivery Programme

This Delivery Programme sets out the infrastructure and development required to support the implementation of the [Inner Moray Firth Local Development Plan \(IMFLDP\)](#).

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

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

IMFLDP Review – Proposed Action Programme status

The IMFLDP is currently under review and this Delivery Programme represents the Proposed Action Programme which must be presented alongside the publication of the Proposed Plan (March 2022). Many of the existing infrastructure requirements listed remain relevant for the delivery of the Proposed Plan. We have highlighted in red text the additional projects which are dependent on the outcome of the plan review process. Within the Proposed Plan several of the smaller Main Settlements are proposed to be recategorised as Growing Settlements and certain allocations currently included in the adopted Plan are no longer being taken forward. If these changes form part of the new Plan the references to them will be removed from the Action Programme upon adoption.

Unless highlighted in red text, the site referencing in this Delivery Programme relates to the currently adopted IMFLDP. Site referencing will be updated to reflect those in the new IMFLDP when it is fully adopted. Other updates to the Delivery Programme will be carried out after the new IMFLDP is adopted, for example the references to the total housing and commercial land capacities for each settlement.

Contents

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

- 1) Strategic Infrastructure Improvements** - sets out the major investments within the IMFLDP area which will support regional and national growth
- 2) Strategic Employment Sites** - sets out the steps for enabling major employment generating development within the Strategic Employment Sites as identified in IMFLDP
- 3) Main Settlements** – outlines the actions for delivering growth in each of the main settlements included within the IMFLDP
- 4) Other Areas** - sets out the actions for delivering growth in areas outwith the Main Settlements

Use the Filter column on the right hand side of worksheets 3 and 4 to narrow down the type of infrastructure project (remember to select the Settlement Name so you know which settlement the project relates to).

1) Strategic Infrastructure Improvements

ACTIONS		TIMESCALES	COST and FUNDING	DELIVERY	
Type	Action			Lead and Supporting Delivery Partners	Status
Transport	A9 Dualling Perth to Inverness Phased upgrading of 80 miles of road from single to dual carriageway	Phased programme of schemes from 2015-2025	£3 Billion	Transport Scotland	Work is continuing across the route with two sections now complete at Kincaig to Dalraddy, operational September 2017, and Luncarty and the Pass of Birnam, which opened fully to traffic on 28 August 2021. Procurement for the Tomatin – Moy section commenced in August 2021 with contract award expected in the second half of 2022. Design work on the remaining eight schemes is well advanced with four having Made Orders published recently and three more expected to follow. The preferred route for Pass of Birnam to Tay crossing is expected to be announced later in 2022.
	A96 Dualling Inverness to Aberdeen Phased improvements to the existing A96 including Nairn By-pass	Phased programme over period to 2030, subject to satisfactory completion of the statutory process.	£3 Billion	Transport Scotland	Draft Orders for the A96 Dualling Inverness to Nairn (including Nairn Bypass) scheme published Nov 2016. Public Local Inquiry (PLI) on Oct 2018. Orders Made in Feb 2021. The A96 Dualling Hardmuir to Fochabers and East of Huntly to Aberdeen scheme preferred route options were announced in December 2018 and December 2020 respectively. As part of the Cooperation Agreement with the Scottish Green Party it has been agreed to conduct a transparent evidence-based review of the programme to report by the end of 2022. Transport Scotland undertaken substantial consultation and development work relating to improving this key corridor. In light of a range of changing policies including a focus on making better use of our assets and climate change Transport Scotland is undertaking review.
	Aberdeen to Inverness Rail Improvements Project Enhanced commuter services into each city and including the construction of infrastructure capacity for the new Dalcross station by 2019	Phased programme - Phase 1 was completed Dec 2019	Phase 1 £330M	Transport Scotland, Network Rail, Rail Operators, HiTrans, THC	Phase 1 (improved commuter services into each city including infrastructure capacity for the new Dalcross station) delivered by Dec 2019. The new Kintore Station opened on 15 October 2020. The new Dalcross station is scheduled to open by the end of 2022.
	Inverness to Perth Highland Mainline Rail Improvements Project Upgrading the Highland Line between Perth and Inverness by adding passing loops and increasing line speeds	Phased programme over period 2015-2025	Phase 2 £57m	Transport Scotland, Network Rail, Rail Operators	We continue to examine opportunities to improve journey times in the medium to longer term and, where demand exists, increase services and connectivity.
	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
	East Link and Inshes Corridor East Link (A9/A96 Inshes to Smithton Link Road): Construction of new link road between A96 Smithton Roundabout and A9 Inshes Junction, addition of southbound lane on A9 between Raigmore and Inshes Junction and additional lanes on Inshes Overbridge. Inshes Corridor: Reconfiguration of Inshes Junction and associated changes to surrounding road network.	A9/A96 Inshes to Smithton: Draft Orders published Sep 2019. Delivery of scheme subject to approval under statutory procedures and thereafter a timetable for progress can be determined. Inshes corridor: Additional overbridge lane completed September 2018. Design work for main junction works ongoing.	Total: £41.5M A9/A96 Inshes to Smithton: £25-35M (at 2015 prices excl VAT) Inshes Corridor: £7.26M	Transport Scotland; THC, Developers, Landowners.	A9/A96 Inshes to Smithton Scheme: DMRB Stage 3 complete with draft Orders and EIA Report published in Sept 2019. Transport Scotland is currently considering the representations, including objections, received during the statutory consultation period.

1) Strategic Infrastructure Improvements

ACTIONS		TIMESCALES	COST and FUNDING	DELIVERY	
Type	Action			Lead and Supporting Delivery Partners	Status
	A9/A82 Longman Junction Improvement Scheme Grade separation of the A9/A82 at Longman Roundabout	Preferred option announced June 2019. Draft Orders and an Environmental Impact Assessment Report are programmed for publication in the coming months. Delivery of the scheme is subject to approval under statutory procedures and thereafter a timetable for progress can be determined.	TBC	Transport Scotland, THC	Initial options under consideration presented to public in May 2018. Preferred option identified and presented at exhibitions in June 2019. DMRB Stage 3 assessment process ongoing.
Utilities	Enhanced High Voltage Electricity Network Delivery of an enhanced high voltage electricity transmission grid to meet national targets for electricity generation, climate change targets and security of energy supplies	2013-2021	£7 Billion	OFGEM, Utility Transmission Network Owners	
	Next Generation and Superfast Broadband Delivery of improved digital connectivity	Next Generation: 2013-2017 Superfast: By 2021	Next Generation: £146M (across whole of HIE area) Superfast: TBC	Scot Gov, HIE, BT, Other Public Sector Bodies	Roll out has reached 86% of premises in Highlands and Islands.
	Local Access to Full Fibre Network Partnership bid to the UK Government's Local Full Fibre Network (LFFN) programme for £4.7m funding to provide full fibre networks in Inverness Fort William Wick and Thurso.	Contract finalised by Dec 2018, Build 2019/2010, Services 2021	£4.7M	UK Government, THC, UHI, HIE, SNH	Expected to provide Gigabit capability to 175 public sector sites and stimulate greater commercial investment
	Upgrading Water Quality Glenconvinth Water Treatment Works – capital maintenance undertaken at service reservoirs to ensure continued high water quality and security of supply	2015-2021	Not known	Scottish Water	
	Additional Water Storage Capacity Assynt Supply System – tripling of storage capacity to reduce risk of service disruption	2015-2021	£10.1M	Scottish Water	
	Strategic Water Supply Capacity Augmentation of Inverness and A96 Corridor water supply – at pre planning application stage	2015-2021	Not known	Scottish Water	
	Strategic Waste Water Treatment Capacity Planning permission granted for new, high capacity waste water treatment works at Ardersier – plant layout allows modular expansion.	2015-2041	£5M for first phase works	Scottish Water	New underground pipeline from new developments at Tornagrain, Inverness Airport and Castle Stuart now complete. Pumping station works complete.

2) Strategic Employment Sites

ACTIONS	TIMESCALES	COST and FUNDING	DELIVERY	
			Lead and Supporting Delivery Partners	Status
IA1 Inverness Airport Business Park (IABP) 200 ha allocated for Business, research and development park, hotel, conference centre.	Ongoing	Not known	Landowner, Developer	Phase 1 complete - 14.5ha of services land available. Co-op's new 12,000sqft distribution centre at IABP opened in Sept 2018. 130-bed hotel expected to open in Dec 2019. Ark Estates delivering new 10,000sqft distribution & training centre for Enercon Services UK and a 5,000sqft speculative industrial unit with both projects due to complete in Q1 2020.
IA02 Dalcross Industrial Estate Expansion 10.4ha allocated for Industrial uses	Not known	Not known	THC	
CS01 Castle Stuart 91.6ha allocated for Business uses	Not known	Not known	Landowner, Developer	Planning consent in 2016 for tourist accommodation and second 18 hole championship golf course.
FD1 Fendom 195 ha allocated for Business and Industry	Ongoing	Not known	Landowner, Developer	
FE1 Fearn Aerodrome 45 ha allocated for Business and Industry	Ongoing	Not known	Landowner, Developer	
FG01 Fort George 50.1ha allocated for Mixed Use	2032	Not known	MOD, DOI, THC, HIE	Initial options appraisal work underway
HD01 Highland Deephaven 150.2ha allocated for Industrial uses	Ongoing	Not known	Landowner, Developer	Owner of Highland Deephaven is a member of Opportunity Cromarty Firth partnership progressing renewable energy projects and Green Freeport status.
MH1 Morayhill 11 ha allocated for Industrial use	Major expansion completed in April 2018	£95M	Landowner, Developer	£95 million expansion of timber processing plant and biomass heating facility complete.
NG01 Nigg 242 ha allocated for industry	Ongoing	Not known	Landowner, Developer, Scot Gov, THC, HIE	Construction started on East Quay in early 2021. Global Energy Group is a member of Opportunity Cromarty Firth partnership progressing renewable energy projects and Green Freeport status.
WH1 Whiteness 307 ha allocated for renewables innovation, manufacturing and maintenance hub	Ongoing	Not known	Landowner, Developer	New owners in 2021 focusing on renewables energy market. Planning consent to establish a port and port related services for energy related uses. Also planning consent exists for major new residential/mixed use development.

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Settlement Name	ALNESS <ul style="list-style-type: none"> • 1,210 homes allocated • 82 ha employment land allocated 					
Community Facilities	Alness Burial Ground		2021-2023	£490K identified in THC Capital Programme Dec 2021	THC	TBC
Community Facilities	Averon Leisure Centre - Expand and upgrade fitness suite and provision of dance studio.	All housing development within Alness Academy catchment.	2028	£450K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Bridgend Primary - 2 Classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 2 classroom extension rates.	TBC		THC	
Schools	Coulhill Primary - 1 Classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 1 classroom extension rates.	TBC		THC	
Schools	Obsdale Primary - 1 Classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 1 classroom extension rates.	TBC		THC	
Schools	Replacement of all three Alness Primary Schools due to increasing rolls, poor condition and suitability.	As per requirements shown within individual school actions.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Replacement school(s)- Identified by THC as Years 6-10 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	Alness nursery provision - expansion required. Delivered either in association with existing primary schools or as a new separate Early Learning annexe within the town.	None - No developer contributions required at present.	TBC	TBC	THC	Options currently being assessed by the Council. This could be provided through enhancing and extending the existing HLH facilities in the Averon Leisure Centre.
Transport	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	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Transport	Old Milnafua Road upgrades and footways to be provided	On-site delivery for sites AL2-4 and AL6 where appropriate. Alternatively, financial contributions will be required.	In parallel with development	Not known	Developers, THC	
Settlement Name	ARDERSIER <ul style="list-style-type: none"> • 110 homes allocated • 6 ha employment land allocated 					
Community Facilities	East Inverness, Inverness Campus, New Sports Facility. New outdoor 3G pitch, covered half 3G pitch and associated buildings.	All housing development within Culloden Academy catchment to contribute towards the new Inverness Campus sports facility at the rate specified in the Inverness East Development Brief. Project identified in IMFLDP Inverness East settlement text.	TBC	Cost estimate of £4.7M	THC, UHI, HIE, HLH	Feasibility study of Campus sports facility options complete. HLH working collaboratively with the HC, UHI, HIE and sportscotland to assist with the development and delivery of the identified facilities as part of a wider sports strategy
Transport	Ardersier Path		2021/2022	£26K identified in THC Capital Programme Dec 2021	THC	TBC
Schools	Culloden Academy - Phase 1 major extension (including potential land acquisition) and refurbishment Phase 2 new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat	Phase 1 by 2025-2026 Phase 2 2026-2030	Phase 1 £19.2M Phase 2 £60M identified in THC Capital Programme Dec 2021 for East Inverness New Secondary School	THC, HLH, Developers	
Schools	Ardersier Primary - 1 classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 1 classroom extension rates.	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.	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.	Ongoing	Up to £4.785M	THC, Developers, Landowners	
Settlement Name	AULDEARN <ul style="list-style-type: none"> • 60 homes allocated 					

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Community Facilities	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	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	£39.140M (Learning Estate Investment Programme), £3M identified in THC Capital Programme Dec 2021	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.
Schools	Auldearn Primary	None.	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.	Ongoing	TBC	THC, developer	
Settlement Name	AVOCH <ul style="list-style-type: none"> • 90 homes allocated • 4 ha employment land allocated 					
Community Facilities	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	Avoch Primary - Major extension to address capacity issues	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at major extension rates.	TBC	TBC	THC, HLH	
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	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Settlement Name	BEAULY • 420 homes allocated • 15 ha employment land allocated					
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.	2024/25	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	2021-2026	£15.3M identified in THC Capital Programme Dec 2021.	THC, HLH	
Schools	Beauly Primary	None.	TBC	£12M identified in THC Capital Programme 2021	THC, Scot Gov	TBC
Transport	Beauly Link Road - Completion of road through development sites	Direct developer provision through and to boundaries of sites BE1 and BE2	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.	Ongoing	TBC	THC, developer	
Settlement Name	CAWDOR (proposed to be re-classified as Growing Settlement within IMFLDP2) • 950 homes allocated • 15 ha employment land allocated					
Community Facilities	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	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 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	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	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Transport	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
Settlement Name	CONON BRIDGE <ul style="list-style-type: none"> • 440 homes allocated • 4 ha employment land allocated 					
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.	2021	£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 DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy	None.	TBC	TBC	THC	
Schools	Ben Wyvis Primary - 2 Classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 2 classroom extension 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.	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.	Not known	£1.9M	THC, Developers, Landowners	Feasibility study prepared in 2017
Water & Waste	River Conon Flood Defence Improvements	Land safeguard CB3 and CB6	2021-2023	£840k (£691K identified in THC Capital Programme Dec 2021)	THC	Planning permission granted, subject to flood scheme works, for development on CB3.
Settlement Name	CONTIN (proposed to be re-classified as Growing Settlement within IMFLDP2) <ul style="list-style-type: none"> • 80 homes allocated • 2 ha employment land allocated 					
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy	None.	TBC	TBC	THC	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Settlement Name	CROMARTY • 33 homes allocated • 1 ha employment land allocated					
Community Facilities	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Transport	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	
Settlement Name	CROY • 180 homes allocated • 8 ha employment land allocated					
Community Facilities	East Inverness, Inverness Campus, New Sports Facility - Facilities will include outdoor 3G pitch, covered half 3G pitch and associated buildings.	All housing development within Culloden Academy catchment to contribute towards the new Inverness Campus sports facility at the rate specified in the Inverness East Development Brief. Project identified in IMFLDP Inverness East settlement text.	TBC	Cost estimate of £4.7M	THC, UHI, HIE, HLH, sportscotland	Feasibility study of Campus sports facility options complete. HLH working collaboratively with the HC, UHI, HIE and sportscotland to assist with the development and delivery of the identified facilities as part of a wider sports strategy
Schools	Culloden Academy - Phase 1 major extension (including potential land acquisition) and refurbishment Phase 2 new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat	Phase 1 by 2025-2026 Phase 2 2026-2030	Phase 1 £19.2M Phase 2 £60M identified in THC Capital Programme Dec 2021 for East Inverness New Secondary School	THC, HLH, Developers	
Schools	Croy Primary - Major extension/new school at Tornagrain	All housing development within school catchment required to contribute at major extension / new school rates	2027-2032	£14M identified in THC Capital Programme	THC, Developers	
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks Supplementary Guidance and any other development impacting on the routes.	Ongoing	Up to £4.785M	THC, Developers, Landowners	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
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	
Settlement Name	CULBOKIE • 130 homes allocated • 1 ha employment land					
Community Facilities	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
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	
Settlement Name	DORES • 50 homes allocated • 2 ha employment land allocated					
Community Facilities	Dores Burial Ground		2021-2023	£306K identified in THC Capital Programme Dec 2021	THC	TBC
Schools	Inverness Royal Academy - Major extension	All housing developments within the school catchment are required to contribute at Major Extension / New School rates.		TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
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	
Settlement Name	DINGWALL • 525 homes allocated • 9 ha employment land allocated					

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			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.	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 DW1 - DW5 as shown in IMFLDP).	TBC	TBC	THC, Developers, HLH	Collection of developer contributions ongoing in line with Dingwall Developer Contributions Protocol. Standard DCSG community facility rate of £1,019 (Q2 2018) applies.
Planning Policy	Dingwall Riverside Development Brief - Relates to allocations DW6 and DW7	N/A	2015-25	N/A	THC	
Schools	Dingwall Academy	None.	TBC	TBC	THC	
Schools	Dingwall Primary - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	TBC	TBC	THC	
Schools	St Clements Special School - Replacement of existing school	None - No developer contributions required.	2021-2027	£13M identified in THC Capital Programme Dec 2021	THC, Scot Gov	TBC
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.	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	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	
Water & Waste	Knockbain Burn Flood Improvement Works		2021/22	£1.248M identified in THC Capital Programme Dec 2021	THC	TBC
Water & Waste	River Peffrey Flood Protection Scheme		2024-2028	£239K identified in THC Capital Programme Dec 2021	THC	TBC
Settlement Name	DRUMNADROCHIT: <ul style="list-style-type: none"> • 140 homes allocated • 7 ha employment land allocated 					

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Schools	Glenurquhart Primary - 2 classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 2 classroom extension rates.	TBC	TBC	THC	
Transport	Drumnadrochit A82 Review of junction safety and capacity within settlement	N/A	Not known	Not known	Transport Scotland, 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	
Water & Waste	Drumnadrochit Flood Prevention Scheme (River Enrick FPS/NFWMS)	Land safeguard DR4	2021-2025	£3.111M (80% grant funded) £1.802M identified in THC Capital Programme Dec 2021	THC, Scot Gov	Initial discussions with landowner. THC's Project Design Unit looking at potential design options.
Settlement Name	EVANTON <ul style="list-style-type: none"> • 330 homes allocated • 155 ha employment land allocated 					
Community Facilities	Averon Leisure Centre - Expand and upgrade fitness suite and provision of dance studio.	All housing development within Alness Academy catchment.	2028	£700k	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Community 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.	TBC	£100K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Kiltearn Primary - 2 Classroom Extension	All housing development within school catchment required to contribute at 2 classroom extension rates	TBC	TBC	THC	
Transport	Reopening of Evanton railway station	N/A	Not known	Not known	THC, HiTrans, Network Rail, Transport Scotland	Application in 2018 to Local Rail Development Fund was not successful.
Transport	Access road, bridge link between Teandallon and Drummond Road	Site allocation EV1 as shown in IMF LDP required to contribute.	Not known	Not known	Developers, THC	
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	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Settlement Name	FORT AUGUSTUS • 80 homes allocated • 10 ha employment land allocated					
Transport	Car parking / active travel improvements	FA2	2021/22	£10K identified in THC Capital Programme Dec 2021	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.	Ongoing	TBC	THC, developer	
Settlement Name	FORTROSE & ROSEMARKIE • 130 homes allocated • 1.6 ha employment land allocated					
Community Facilities	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	Avoch Primary - Major extension to address capacity issues	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at major extension rates.	TBC	TBC	THC	
Transport	Traffic management and monitoring for key routes through the villages	N/A	Not known	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	
Settlement Name	INCHMORE (proposed to be re-classified as Growing Settlement within IMFLDP2) • 24 homes allocated • 2 ha employment land allocated					

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			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.	2024/25		THC, HLH	
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	2021-2026	£15.301M identified in THC Capital Programme Dec 2021.	THC, HLH	
Schools	Kirkhill Primary School - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	TBC	TBC	THC	
Transport	New and/or improved junctions from A862 from development sites	Site allocations IC1 and IC2 as shown in the IMF LDP required to contribute.	In line with development proposals for the site	Not known	Developers, Transport Scotland	
Settlement Name	INVERGORDON <ul style="list-style-type: none"> • 915 homes allocated • 250 ha employment land allocated 					
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.	Linked to Invergordon Academy refurbishment/replacement.	£1.8M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Planning Policy	Developer of IG02 Invergordon Mains to prepare Development Brief, including Engagement Strategy and Delivery Plan. Council may adopt Brief as Supplementary Guidance.	N/A	Brief to be prepared ahead of statutory pre-application submission.	N/A	Developer, THC, public agencies, community	
Schools	Invergordon Academy - Refurbishment and possible 3-18 campus with new combined primary school adjacent to existing Academy to address condition and suitability issues.	None.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, Scot Gov	Replacement school - Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	Park Primary replacement due to fire damage	None.	2021-2026	£13.5M THC Capital Programme Dec 2021	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.	Ongoing	TBC	THC, developer	
Transport	Tomich Junction upgrade with A9 Trunk Road and upgrades to internal road network.	All allocations within Invergordon as shown in IMFLDP and any other site which bring impacts will be required to contribute when an enhancement scheme has been confirmed.	Not known	Not known	THC, Developers, Transport Scotland	No enhancement scheme has currently been confirmed.

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Settlement Name	INVERNESS <ul style="list-style-type: none"> • 2400 homes allocated • 162 ha employment land allocated 					
Community Facilities	Central Inverness, Millburn Academy - Expansion to provide new larger fitness room, dance studio and changing facilities.	N/A - Incorporated within major extension / new school costs for new Secondary at Inverness East.	TBC	TBC	HLH, THC	
Community Facilities	Central Inverness, Spectrum Centre - Condition improvements.	N/A - Condition improvements.	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 - Incorporated within major extension / new school costs for new Secondary at Inverness East.	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.	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	East Inverness, Inverness Campus, New Sports Facility - Facilities will include outdoor 3G pitch, covered half 3G pitch and associated buildings.	All housing development within Culloden Academy catchment to contribute towards the new Inverness Campus sports facility at the rate specified in the Inverness East Development Brief. Project identified in IMFLDP Inverness East settlement text.	TBC	Cost estimate of £4.7M	THC, UHI, HIE, HLH, sportscotland	Feasibility study of Campus sports facility options complete. HLH working collaboratively with the HC, UHI, HIE and sportscotland to assist with the development and delivery of the identified facilities as part of a wider sports strategy
Community Facilities	Allotments/ Growing Space Delivery in locations identified in Masterplan from Inverness East Development Brief	TBC	2019-2023	TBC Developers	Developers	
Community Facilities	South Inverness, Hilton Community Centre - Expansion of fitness room, dance studio and changing facilities.	All housing development within Inverness Royal Academy Secondary School Catchment.	2028	£2M	HLH, THC	Business case and drawings prepared.
Community Facilities	South Inverness, Inshes District Park	As per Inshes and Milton of Leys Development Brief.	All phases open to public November 2021, landscaping for phases two and three underway.		THC	Third and final phase open to public November 2021, landscaping for phases two and three underway.
Community Facilities	Inverness Crematorium and Kilvean Cemetery		2021-2023	£620K Crematorium and £50k Cemetery identified in THC Capital Programme Dec 2021	THC	TBC

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			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.	2024/25	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Community Facilities	Bught Park - Change grass to synthetic pitch and changing room refurbishment	N/A	Not known	Not known	HLH/HC/Camanachd Association	Provision of multi use synthetic pitch and refurbished changing rooms
Community 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	2023/24	£3.8M	HLH, Tennis Scotland, SportScotland, LTA	Business case prepared. Agreement to submit outline funding bid to Transforming Scottish Indoor Tennis Fund (TSIT) by November 2018. Stage 1 application has been submitted to TSIT fund and developing toward to a Stage 2 application. Possibility of a phased approach with the initial provision of 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 dance studios and internal reconfiguration to permit business growth and meet growing demand from west link developments.	All housing development within High School Catchment.	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
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	Work expected to begin post 2020, dependent on relocation of courts (exp 2020)	£23M as part of City Region Deal (funded by Scot Gov and Heritage Lottery Fund), £10.582M identified in THC Capital Programme Dec 2021	SCTS, THC, HLH	Planning Permission ref: 21/00100/FUL granted 30 Apr 2021
Development	New Prison Creation of new prison at West Seafield to replace Porterfield Prison. Includes improvements to A96 roundabout	N/A	Anticipated to open in Summer 2024	"Total Estimated Capital Investment" in a range between £98m –£110m	SPS	Planning in Principle granted in December 2017. Contractor appointed for a 2 stage Design and Build Contract in September 2021. Enabling Works commenced November 2021.

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
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 - Relates to allocations IN17-IN19, IN21, IN27, IN34	N/A	Ongoing	N/A	THC, Scottish Canals, Landowners, Developers	Adopted as Supplementary Guidance in November 2015
Planning Policy	Inshes and Raigmore Development Brief - Relates to allocations IN58 and IN67	N/A	Ongoing	N/A	THC, Landowners, Developers	Adopted as Supplementary Guidance in November 2015
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	2021-2026	£15.301M identified in THC Capital Programme Dec 2021.	THC, HLH	
Schools	Kinmylies Primary - Major extension and additional ELC accommodation	All housing development within school catchment required to contribute at major extension rates	Investment in ELC accommodation - original Scottish Government timescales were Aug 2020. Extension dependent upon rate of development - capacity issue from year 1 of SRF.	£1.75M committed for ELC and primary accommodation in 2019 update to THC Capital Programme	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Muirtown Primary	None.	TBC	TBC	THC	
Schools	Culloden Academy - Phase 1 major extension (including potential land acquisition) and refurbishment Phase 2 new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat	Phase 1 by 2025-2026 Phase 2 2026-2030	Phase 1 £19.2M Phase 2 £60M identified in THC Capital Programme Dec 2021 for East Inverness New Secondary School	THC, HLH, Developers	
Schools	Balloch Primary - 2 Classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates.	TBC	TBC	THC	
Schools	Duncan Forbes Primary - Major extension Phase 2 new school at Inverness East (including land acquisition)	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £154 per house/£87 per flat	Phase 2 2024-2029	Phase 2 £22M identified in THC Capital Programme Dec 2021	THC, HLH, Developers	
Schools	Smithton Primary - Major extension Phase 2 new school at Inverness East (including land acquisition)	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £154 per house/£87 per flat	Phase 2 2024-2029	Phase 2 £22M identified in THC Capital Programme Dec 2021	THC, HLH, Developers	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Schools	Inverness High School - Major refurbishment	All housing development within school catchment required to contribute at major extension rates. The SRF indicates that no extension is needed but when 'capping' is taken into account it is forecast that a major extension will be required.	TBC	£14.7M (part funded by Scot Gov)	THC, HLH, Scot Gov	Phase 1 refurbishment commenced summer 2017
Schools	Merkinch Primary and Family Centre - Major refurbishment and 2 classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 2 classroom extension rates.	Completed March 2020.	TBC	THC	
Schools	Inverness Royal Academy - Major extension	All housing development within school catchment required to contribute at major extension rates	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Bun-sgoil Ghàidhlig Inbhir Nis/Slackbuie	None.	TBC	TBC	THC, Scot Gov	
Schools	Cauldeen Primary - 2 Classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates.	TBC	TBC	THC	
Schools	Hilton Primary	None.	Investment in ELC accommodation 2022. Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	£2M committed for ELC and primary accommodation in 2019 update to THC Capital Programme	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Holm Primary School - New primary school at Ness Castle	All housing developments within the school catchment are required to contribute at Major Extension Rates because the Council has forward funded a related catchment new school at Ness Castle.	Phase 1 2018-2022 Phase 2 - 2028-2030	£18.013M identified in THC Capital Programme, Developers (£TBC). Phase 2 - £850K identified in THC Capital Programme Dec 2021	THC, Developers	Planning application 19/05203/FUL submitted November 2019. Phase 1 under construction, due open Summer/Autumn 2022.
Schools	Lochardil Primary	None.	TBC	TBC	THC	
Schools	New primary school at Ness Castle To serve Ness Castle and Ness-Side housing developments.	Major Extension Rates for any developments not already benefiting from an extant permission. Any development with an extant permission then the rate(s) already agreed in the extant permission.	Phase 1 2018-2022 Phase 2 - 2028-2030	£18.013M identified in THC Capital Programme, Developers (£TBC). Phase 2 - £850K identified in THC Capital Programme Dec 2021	THC, Developers	Planning application 19/05203/FUL submitted November 2019. Phase 1 under construction, due open Summer/Autumn 2022.

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Schools	Millburn Academy - Major extension and new school at Inverness East (including land acquisition)	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat (Q2, 2018).	TBC	TBC	THC, HLH, Developers	
Schools	Milton of Leys Primary and Nursery Annexe - 2 Classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 2 classroom extension rates.	TBC	£1.5m for primary extension and £500K committed for ELC accommodation in 2019 update to THC Capital Programme	THC, HLH	Planning permission ref: 21/01350/FUL permitted on 21 June 2021
Schools	Inshes Primary - 2 classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates	TBC	TBC	THC, HLH, Developers	
Schools	Raigmore Primary - 2 classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates	TBC	TBC	THC, HLH, Developers	
Transport	Delivery of the priority actions identified in Inverness Active Travel Audit	All development sites should be considered for how they can help to deliver the recommended improvements identified within the Audit	Ongoing	Not known	THC, Developers	
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	Community Links PLUS active travel project	N/A	Funding 2017- 2024	£6.595M	THC, Transport Scotland, Sustrans	Transport Scotland committed funding in September 2017. End date delayed due to COVID.
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

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
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.	Delivery expected 2025 but subject to approval under statutory procedures. Inshes corridor: Additional overbridge lane completed September 2018. Design work for main junction works ongoing. Construction phase expected to commence between 2023-2027.	Total: £41.5M East Link: £25-35M Inshes Corridor: £7.26M (City Region Deal commitment.)	Transport Scotland; THC, Developers, Landowners.	East Link: DMRB Stage 3 ongoing with target of 2019 for publishing draft Orders and Environmental Impact Assessment Report. Inshes Corridor: Design works ongoing, consultation on options for junction redesign expected early 2019. Intention to submit planning application for revised Police Station access.
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	Dedicated Cycleway Provision of high-quality segregated cycle route across Inverness East, linking eastern city suburbs with city centre	TBC	First section across Stratton 2019-2023 Extension into Ashton Farm 2024-2028 Completion of link to Retail Park/ Inverness Campus 2029-2033	Transport Scotland (City Region Deal), Developers	Transport Scotland, Developers	Western section progressing to detailed design stage
Transport	Inverness Retail & Business Park Road improvements and sustainable transport (inc. Bus Bridge to Campus)		Delivery expected 2018 onward			Bus bridge operational July 2020
Transport	Park and Ride Facility in Inverness East Short-term 150 space facility Medium term increase to 500 spaces	TBC	150 spaces 2019-2023 remaining 350 spaces 2024-2028		Developers / THC / HiTrans	Timing subject to pace and mix of adjoining development
Transport	Raigmore Bus Gate (Raigmore Neighbourhood through Hospital onto Old Perth Road)	Secured by condition against NHS Elective Care Centre & by Developer Requirement on Raigmore Hospital site allocation	Design and consultation underway to deliver route	Full funding in place through Transport Scotland Bus Partnership Fund	NHS Highland; THC; Stagecoach and Hitrans	Detailed design and consultation underway, delivery required prior to occupation of Elective Care Centre
Transport	Inverness West Link road scheme and Inverness SDR agreement area	Site allocation IN20, IN24, IN35, IN51, and IN53 as shown in the IMF LDP and any other site with the SDR Agreement area required to contribute.	Completed 2021	£43.352M	THC, Developers	
Water & Waste	Mill Burn Flood Prevention Scheme		2021-2024	£571K identified in THC Capital Programme Dec 2021	THC	TBC
Water & Waste	Smithton/Culloden Flood Alleviation		2021-2025	£2.771M identified in THC Capital Programme Dec 2021	THC	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Water & Waste	Longman Residual Waste Management Facility		2021-2024	£12.043M identified in THC Capital Programme Dec 2021	THC	Construction underway
Settlement Name	KILTARLITY <ul style="list-style-type: none"> • 24 homes allocated • 2 ha employment land allocated 					
Community Facilities	Charleston Academy, Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per SportScotland guidelines)	All housing development within Charleston Academy Catchment.	By 2022/2023		THC, HLH	
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	2021-2026	£15.301M identified in THC Capital Programme Dec 2021.	THC, HLH	
Schools	Tomnacross Primary	None.	TBC	TBC	THC	
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.	Not known	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	
Settlement Name	KIRKHILL <ul style="list-style-type: none"> • 110 homes allocated • 2 ha employment land allocated 					
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.	2024/25	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Charleston Academy - Major extension and refurbishment	All housing development within school catchment required to contribute at major extension rates	TBC	£15.301M identified in THC Capital Programme Dec 2021.	THC, HLH	
Schools	Kirkhill Primary School - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	TBC	TBC	THC	

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ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
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	
Settlement Name	MARYBURGH • 210 homes allocated					
Community Facilities	Maryburgh Amenities Centre Redevelopment - Enhance current community facilities including reuse of former school site.	All housing development within Dingwall Academy catchment.	2018-2023	£762K	Maryburgh Amenities Company Ltd, THC	Business plan for the redevelopment project was finalised in May 2017. Community asset transfer of the former school agreed in Feb 2021.
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy	None.	TBC	TBC	THC	
Schools	Ben Wyvis Primary - 2 Classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 2 classroom extension 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.	Ongoing	TBC	THC, developer	
Settlement Name	MUIR OF ORD • 340 homes allocated • 50 ha employment land allocated					
Community Facilities	Leisure and amenity hub - 4G sports pitch, recreational walks and changing facilities	All housing development within Dingwall Academy catchment.	Not known	£1M+, Funding from developers and other sources (TBC)	Community - Muir of Ord Hall and Facilities Company	Community consultation to inform brief for project - 2018/19. Identify funding partners thereafter.
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy	None.	TBC	TBC	THC	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Schools	Tarradale Primary - 2 Classroom extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at 2 classroom extension rates.	Replacement school dependent on successful funding bid.		THC, Scot Gov	Extension - Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development. Replacement school - Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Transport	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	Complete active travel connection between Beauly and Muir of Ord on west side of Great North Road	To be incorporated within any proposal for site allocation MO5 as shown in IMFLDP.	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.	Not known	£1.9M	THC, Developers, Landowners	Feasibility study prepared in 2017
Settlement Name	MUNLOCHY <ul style="list-style-type: none"> • 90 homes allocated • 4 ha employment land allocated 					
Community Facilities	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
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	
Settlement Name	NAIRN <ul style="list-style-type: none"> • 1500 homes allocated • 60 ha employment land allocated 					

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Community Facilities	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.
Development	Nairn High Street Regeneration		2021/22	£56K identified in THC Capital Programme Dec 2021	THC	TBC
Planning Policy	Developer of NA05 Nairn East to prepare Development Brief, including Engagement Strategy and Delivery Plan. Council may adopt Brief as Supplementary Guidance.	N/A	Brief to be prepared ahead of statutory pre-application submission.	N/A	Developer, THC, public agencies, community	
Planning Policy	Nairn Community Town Centre Plan - Includes a range of proposals and opportunities identified by local residents, businesses and community groups to increase footfall and deliver regeneration in Nairn town centre.	N/A	Ongoing	Not known	Community, THC	
Schools	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract sportscotland funding	None.	2027	£39.140M (Learning Estate Investment Programme), £3M identified in THC Capital Programme Dec 2021	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.
Schools	Land safeguarded for potential new primary school at NA05 Nairn East	Land for school to be transferred to Council at nil cost and not be used in any way to offset need for each housing unit to contribute at new school rates.	Dependent on analysis of SRF and rate of development	TBC	THC, Developer	
Transport	A96 Dualling Inverness to Nairn (including Nairn Bypass) - Delivered as part of A96 Dualling Programme.	N/A	Programme up to 2030	Fully funded by Transport Scotland	Transport Scotland	A96 Dualling Inverness to Nairn (including Nairn Bypass) - draft Orders & Environmental Statement published 29 November 2016 - Public Local Inquiry due to commence 30 October 2018
Transport	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	Enhancement of active travel connections between Lochloy and the rest of Nairn, including potential active travel Bridge over railway line, between	NA2, NA5	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.	Ongoing	Up to £4.785m	THC, Developers, Landowners	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Water & Waste	River Nairn and Auldearn Burn Flood Protection Study		2021-2024	£565 identified I THC Capital Programme Dec 2021	THC	TBC
Settlement Name	NORTH KESSOCK • 90 homes allocated • 14 ha employment land allocated					
Community Facilities	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£700k	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	North Kessock Primary - Major Extension	The Highland Council have forward funded the expansion of school provision to address known capacity issues. All housing developments within the school catchment are required to contribute at major extension rates.	TBC	TBC	THC	
Transport	Any improvements identified within Transport Scotland's A9 Tore to North Kessock Study	TBC	TBC	TBC	Transport Scotland	
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	
Settlement Name	STRATHPEFFER • 67 homes allocated					
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Dingwall Academy	None.	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.	Ongoing	TBC	THC, developer	

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Settlement Name	SEABOARD VILLAGES					
	<ul style="list-style-type: none"> • 175 homes allocated • 5 ha employment land allocated 					
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.	TBC	TBC	HLH, THC	
Schools	Craighill Primary - Major Extension / New School rates Knockbreck Primary - 2 Classroom extension rates	All housing developments within Craighill Primary School catchment are required to contribute at Major Extension / New School rates. All housing developments within Knockbreck Primary School catchment are required to contribute at 2 Classroom extension rates.	New 3-18 campus 2026	£43.7M (Learning Estate Investment Programme), £2.3M identified in THC Capital Programme Dec 2021	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.
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	
Settlement Name	TAIN					
	<ul style="list-style-type: none"> • 550 homes allocated • 40 ha employment land allocated 					
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.	TBC	TBC	HLH, THC	
Planning Policy	Tain Town Centre Action Plan - Includes a range of proposals and opportunities identified by the community and stakeholders that can deliver regeneration in Tain town centre.	N/A	Ongoing	Not known	Community, THC	
Schools	Craighill Primary - Major Extension / New School rates Knockbreck Primary - 2 Classroom extension rates	All housing developments within Craighill Primary School catchment are required to contribute at Major Extension / New School rates. All housing developments within Knockbreck Primary School catchment are required to contribute at 2 Classroom extension rates.	New 3-18 Campus 2026	£43.7M (Learning Estate Investment Programme), £2.3M identified in THC Capital Programme Dec 2021	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Transport	Delivery of the priority actions identified in Tain Active Travel Audit	All development sites should be considered for how they can help to deliver the recommended improvements identified within the Audit	Ongoing	Not known	THC, Developers	
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	
Settlement Name	TOMATIN <ul style="list-style-type: none"> • 200 homes allocated • 27 ha employment land allocated 					
Schools	Millburn Academy - Major extension and new school at Inverness East (including land acquisition)	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat (Q2, 2018).	Extension dependent upon rate of development - capacity issue from year 1 of SRF.	TBC	THC, HLH, Developers	
Transport	Tomatin A9 Trunk Road junction - High capacity, grade separated junction to dualled A9	N/A	2025	Fully funded by Transport Scotland	Transport Scotland	Work on the A9 Dualling programme is continuing across the route with first section between Kincaig and Dalraddy complete. Construction of the second section between Luncarty and Pass of Birnam is due to commence in the coming months. Design work on the remaining nine schemes is well advanced with draft Orders now published for eight of them.
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	
Water & Waste	Upgraded WWTW maybe required to accommodate new development	TM1, TM2, TM3, TM4, TM8, TM10, TM11 required to contribute.	Not known	Not known	Scottish Water, Developers	
Settlement Name	TORE <ul style="list-style-type: none"> • 460 homes allocated • 33 ha employment land allocated 					
Community Facilities	Black Isle Leisure Centre - Expansion to include a dance studio and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	2028	£700K	HLH	Prioritised to be delivered within the HLH 10 year capital programme.

3) Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type		Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Schools	Fortrose Academy - Combination of major refurbishment and new extension.	None.	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, HLH, Scot Gov	Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application.
Schools	Tore Primary	None.	TBC	Not known	Developer, THC	
Transport	Footbridge over the A9 to serve new allocated development sites (dependent upon IMFLDP site TR2 being developed)	Site allocation TR2 as shown in the IMF LDP required to contribute.	Not known	Not known	Developer	
Transport	Any improvements identified within Transport Scotland's A9 Tore to North Kessock Study	TBC	TBC	TBC	Transport Scotland	
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	
Water & Waste	Comprehensive waste treatment network, plant and outfall (dependent upon IMFLDP site TR2 being developed)	TR2	Not known	Not known	Developer, Scottish Water	
Settlement Name	TORNAGRAIN <ul style="list-style-type: none"> • 4,960 homes allocated • Employment land allocated 					
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.	TBC	TBC	Developer, HLH, THC	
Community Facilities	East Inverness, Inverness Campus, New Sports Facility. New outdoor 3G pitch, covered half 3G pitch and associated buildings.	All housing development within Culloden Academy catchment to contribute towards the new Inverness Campus sports facility at the rate specified in the Inverness East Development Brief. Project identified in IMFLDP Inverness East settlement text.	TBC	Cost estimate of £4.7M	THC, UHI, HIE	Feasibility study of Campus sports facility options complete.
Schools	Culloden Academy - Phase 1 major extension (including potential land acquisition) and refurbishment Phase 2 new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing development within school catchment required to contribute at major extension/new school rates + land costs at £91 per house/£52 per flat	Phase 1 by 2025-2026 Phase 2 2026-2030	Phase 1 £19.2M Phase 2 £60M identified in THC Capital Programme Dec 2021 for East Inverness New Secondary School	THC, HLH, Developers	
Schools	Croy Primary - Major extension/new school at Tornagrain	All housing development within school catchment required to contribute at major extension rates	2027-2032	£14M identified in THC Capital Programme	THC, Developers	

4) Other Areas

ACTIONS				TIMESCALES	COST and FUNDING	DELIVERY	
Type	Settlement/ Location	Infrastructure Projects	Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Community Facilities	Kilmorack	Kilmorack Burial Ground		2021-2023	£154K identified in THC Capital Programme Dec 2021	THC	TBC
Schools	Portmahomack	Tarbat Old Primary - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	TBC	THC	
Transport	Comar Bridge	Refurbishment - Lifeline Bridges		TBC	£778K identified in THC Capital Programme Dec 2021	THC	TBC
Transport	Dulsie Bridge	Dulsie Bridge		TBC	£469K identified in THC Capital Programme Dec 2021	THC	TBC
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. £402K identified in THC Capital Programme Dec 2021	THC, Developers	Last published in 2014. Update currently underway.