

## The Highland Council

### Planning, Development and Infrastructure Committee 4 November 2015

Agenda Item	10
Report No	PDI 65/15

#### Action Programme for the Inner Moray Firth Local Development Plan

#### Report by Director of Development and Infrastructure

##### Summary

This report informs Committee of the Council's publication of the Inner Moray Firth Local Development Plan Action Programme. The Committee is asked to homologate that publication, enclosed at **Appendix A**, and approve its early update in line with the outcome of the 29 October Council meeting in respect of the Council's capital programme.

#### 1. Background

- 1.1 Members will recall that Council decided to adopt the Inner Moray Firth Local Development Plan (IMFLDP) at its meeting on 25 June 2015. Following adoption a local development plan must be accompanied by an approved and published action programme that sets out how the plan will be delivered.
- 1.2 The Council was obliged to publish its IMFLDP Action Programme within 3 months of the IMFLDP's date of constitution, which was 31 July 2015. Accordingly, this led to the publication of an 'interim' Action Programme, enclosed at **Appendix A**, before the 31 October 2015 deadline. A large component of the Action Programme is the Council's own capital programme, which was under active review at the time of this publication.
- 1.3 It has also been acknowledged that an updated version would soon follow incorporating any updates relevant to the Plan area from the Council's new, agreed capital programme, and feedback from this Committee. Shortly before publication, organisations specifically named within the document were consulted and officers will give a verbal update at Committee of any changes to the Action Programme resulting from this consultation. An early review is considered necessary to provide the most up to date position on the actions set out in this document.
- 1.4 Action programmes are intended to be "live" documents updated at least every two years. The webpage [www.highland.gov.uk/imfldp](http://www.highland.gov.uk/imfldp) provides any updates of the Action Programme.

#### 2. Purpose and Content of the Action Programme

- 2.1 This Action Programme is a delivery mechanism for the Plan. It collates all significant, specific and published, capital programme schemes of public and private agencies that affect the Plan area. It also sets out non-physical works or policy actions such as development briefs and masterplans that will help implement the Plan. It is largely factual in nature. There are no specific actions for the implementation of the policies included in the IMFLDP as these will be delivered

through the consideration and determination of planning applications. They will also be monitored through the review of the Highland-wide Local Development Plan which will ultimately update the policies included in the IMFLDP.

- 2.2 It will provide a useful framework for community planning partners, the private sector and others in how best to co-ordinate future investment in the Inner Moray Firth area alongside any new development.
- 2.3 As stated above, the document is intended to be a shared resource, with frequent updates by all partners. It is not intended to be an exhaustive list of all schemes and projects relying upon specific, published material.

### 3 Implications

- 3.1 Resource:  
None. The action programme collates the location-specific elements of published capital programmes within the Plan area.
- 3.2 Legal, Equality, Climate Change/Carbon Clever, Risk, Rural and Gaelic:  
There are no direct legal, equality, climate change/Carbon Clever, risk, rural or Gaelic implications arising from this report.

#### Recommendation

The Committee is asked to:

- homologate approval and publication of the Inner Moray Firth Local Development Plan Action Programme (**Appendix A**); and
- approve an early update and publication of the Action Programme to incorporate any relevant items from the Council's capital programme following the outcome of the 29 October Council meeting, along with any feedback from this meeting.

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Background Papers: Adopted Inner Moray Firth Local Development Plan: July 2015 available via [www.highland.gov.uk/imfldp](http://www.highland.gov.uk/imfldp)  
Inner Moray Firth Local Development Plan Action Programme: Version Published 30 October 2015 available via [www.highland.gov.uk/imfldp](http://www.highland.gov.uk/imfldp)

**Inner Moray Firth  
Local Development Plan**



Action Programme

October 2015



An Dàmhair 2015

Prògram Gnìomha

**Plana Leasachaidh Ionadail  
Linne Mhoireibh A-staigh**

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# 1. Introduction

1.1 This is the Action Programme for the Inner Moray Firth Local Development Plan (IMFLDP) which was adopted by the Council in July 2015. In compliance with planning legislation, it sets out how the IMFLDP will be implemented. This will be a live working document, and will be reviewed at least every two years.

1.2 The purpose of this Action Programme is to identify the key projects and actions that are necessary to deliver the vision, spatial strategy and proposals set out in the Plan. The policies included in the IMFLDP will be delivered through the consideration and determination of planning applications. Their effectiveness is also being monitored through the review of the Highland-wide Local Development Plan which will ultimately update the policies included in the IMFLDP. This Action Programme is specifically intended to help all partners involved in improving, regenerating and growing our communities to coordinate the delivery of development with supporting infrastructure and services. Community Planning Partners in Highland will be asked to oversee the delivery of the IMFLDP through this Action Programme.

1.3 **Section 2** of this document sets out the strategic infrastructure projects for the IMFLDP area, whilst **Sections 3 to 6** cover the actions for specific settlements and development sites identified in the plan. Each action is listed together with the names of any partner agencies and, where known, timescales and costs. **Actions, including identified costs, set out within this action programme are based on information publicly available at the time of publication and are therefore subject to review and change.** All costs are estimates, taken from published sources and are at current prices.

1.4 There are a range of other funding opportunities that cannot be listed within this document for example where they have no specific projects allocated to them at this stage. Settlements may not be listed in the document if no known actions have been identified at this stage.

1.6 In addition to the actions already identified, the Council will consider supporting any community organisation wishing to progress a land use plan for its area where that plan follows the principles outlined in the IMFLDP, adds useful detail to it, and helps implement the plan. Any interested parties should contact the Development Plans Team to discuss this further.

1.7 Throughout this document, reference to The Highland Council is abbreviated to the acronym THC but other organisations are given their full name. Where the specific name of the delivery partner is uncertain a generic term such as 'developers' is used. Where there is a lead agency of several this name comes first.

## 2. Strategic Infrastructure Improvements

Action	Delivery
<b>A9 Dual-carriageway (Perth to Inverness)</b> <ul style="list-style-type: none"> <li>Phased improvements to the existing A9</li> </ul>	<b>Who:</b> Transport Scotland <b>Timescale:</b> Phased programme of schemes from 2015-2025 onwards <b>Cost:</b> £1.5 – 3 billion
<b>A96 Dual-carriageway (Inverness to Aberdeen)</b> <ul style="list-style-type: none"> <li>Phased improvements to the existing A96 including Nairn Bypass</li> </ul>	<b>Who:</b> Transport Scotland <b>Timescale:</b> Phased programme over period to 2030 <b>Cost:</b> Estimate in range of £3 billion
<b>Aberdeen to Inverness Rail Improvements Project</b> <ul style="list-style-type: none"> <li>Enhanced commuter services into each city and including the construction of a new station at Dalcross by 2019</li> </ul>	<b>Who:</b> Transport Scotland, Network Rail, Rail Operators, HiTrans, THC <b>Timescale:</b> Phased programme over period to 2030 <b>Cost:</b> £250-500 million
<b>Inverness to Perth Highland Mainline Rail Improvements Project</b> <ul style="list-style-type: none"> <li>Upgrading the Highland Line between Perth and Inverness by adding passing loops and increasing line speeds</li> </ul>	<b>Who:</b> Transport Scotland, Network Rail, Rail Operators <b>Timescale:</b> Phased programme over period 2015-2025 <b>Cost:</b> £250-600 million
<b>Enhanced High Voltage Electricity Network</b> <ul style="list-style-type: none"> <li>Delivery of an enhanced high voltage electricity transmission grid to meet national targets for electricity generation, climate change targets and security of energy supplies</li> </ul>	<b>Who:</b> OFGEM, Utility Transmission Network Owners <b>Timescale:</b> 2013-2021 <b>Cost:</b> £7 billion
<b>Next Generation Broadband</b> <ul style="list-style-type: none"> <li>Delivery of improved digital connectivity</li> </ul>	<b>Who:</b> Scottish Government, HIE, BT, Other Public Sector Bodies <b>Timescale:</b> 2013-2017 <b>Cost:</b> £146 million

	(across whole of HIE area)
<b>Upgrading Water Quality</b> <ul style="list-style-type: none"> <li>Glenconvinth Water Treatment Works – prevention of contamination at service reservoirs</li> </ul>	<b>Who:</b> Scottish Water <b>Timescale:</b> 2015-2021 <b>Cost:</b> Not known
<b>Additional Water Storage Capacity</b> <ul style="list-style-type: none"> <li>Assynt Supply System – tripling of storage capacity to reduce risk of service disruption</li> </ul>	<b>Who:</b> Scottish Water <b>Timescale:</b> 2015-2021 <b>Cost:</b> £10.1 million
<b>Strategic Water Supply Capacity</b> <ul style="list-style-type: none"> <li>Augmentation of Inverness and A96 Corridor water supply – at pre planning application stage</li> </ul>	<b>Who:</b> Scottish Water <b>Timescale:</b> 2015-2021 <b>Cost:</b> Not known
<b>Strategic Waste Water Treatment Capacity</b> <ul style="list-style-type: none"> <li>Planning permission granted and extended for new, high capacity waste water treatment works at Ardersier – plant layout allows modular expansion</li> </ul>	<b>Who:</b> Scottish Water <b>Timescale:</b> 2015-2041 <b>Cost:</b> £5 million for first phase works

## 3. Inverness

Action	Delivery
<b>Transport Actions</b>	
<b>A9/A96 Connections</b> Currently at 2 <sup>nd</sup> design stage including detailed analysis of two route corridors	<b>Who:</b> Transport Scotland, THC, developers, landowners <b>Timescale:</b> 2016-2025 <b>Cost:</b> £90-145 million
<b>West Link Road</b> Planning and other permissions/consents granted - preparatory works underway. Stage 1 (connection to A82) due for completion end of 2017	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2021 <b>Cost:</b>
<b>Inshes Corridor Phase 2 Improvements</b> Design and initial public consultation stage – initially likely to take form of additional flaring of approaches to Inshes roundabout, an additional lane on Inshes overbridge and improvement to co-ordination of lights controlled crossings	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2020 <b>Cost:</b>
<b>Park and Ride Facility in East Inverness</b> Amended permission and legal agreement to secure 150 space short term park and medium term 500 space facility – exact timing subject to pace and mix of adjoining development	<b>Who:</b> Developers / THC / HiTrans <b>Timescale:</b> Not known <b>Cost:</b> Not known
<b>Education Actions</b>	
<ul style="list-style-type: none"> <li>• Inverness High School Refurbishment</li> <li>• New build Inverness Royal Academy</li> <li>• Central Primary School Refurbishment</li> <li>• Holm Primary School Extension</li> <li>• Raigmore Primary School Extension</li> <li>• Smithton Primary School Extension</li> <li>• Lochardil Primary School Extension</li> <li>• Milton of Leys Primary School Extension</li> </ul>	<b>Who:</b> THC, developers <b>Timescale:</b> 2015-2020 <b>Cost:</b>
<b>Other Physical Actions</b>	
<ul style="list-style-type: none"> <li>• Inverness Leisure Sports Facilities Refurbishment / Expansion (2015-2019)</li> <li>• Torvean Golf Course Reconfiguration and Enhancement (2015-2019)</li> <li>• Canal Parks and Rugby Club Enhancements (2015-2018)</li> <li>• Regional Sports Facility (City Deal bid for 2021-2024)</li> <li>• Regional Cultural Hub (City Deal bid for 2021-2024)</li> <li>• New Prison (2016-2019)</li> <li>• Raigmore Hospital Refurbishment (2015-2018)</li> </ul>	<b>Who:</b> THC, developers, Scottish Government, UK Government, SportScotland, NHS Highland, Inverness Common Good Fund <b>Timescale:</b> In brackets to left after each scheme <b>Cost:</b>



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- New Craigs Health Centre Redevelopment (2017-2019)
  - Wester Craigs Health Centre Phase 1 (2015-2016)
  - Raigmore Hospital Tower Block Cladding Refurbishment (2019-2021)
  - Inverness Crematorium Refurbishment (2015-2016)
  - Town House Refurbishment (2015-2016)
  - Millburn and Dell Burn Flood Prevention Studies (2015-2016)
  - Inshes District Park (2015-2016)
  - Smithton / Culloden Flood Alleviation (2015-2016)
  - River Ness Flood Prevention Works (2015-2017)
  - New East Inverness District Park and expanded Inshes District Park (aspirational schemes currently without timescales and costs)

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### Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

**Who:** THC, developers

**Timescale:** 2015-2025

**Cost:** No capital cost

- Milton of Leys (IN49, IN52, IN59, IN64, IN65, IN68, IN69)
  - Westercraigs (IN20)
  - Longman (IN1, IN4, IN8, IN9,
  - Porterfield Prison (IN2)
  - Inverness City Centre (IN5, IN6, IN10, IN13, IN22,
  - Cameron Barracks (IN7)
  - East of Culcabock Avenue (IN55)
  - Drummond Hill (IN57)
  - East Inverness (IN77, IN82, IN83, IN84, IN85, IN88, IN91)
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## 4. Strategic Employment Sites

### 4.1 Inverness Airport and Business Park

Action	Delivery
<b>Transport Actions</b>	
<b>Enhancements at Inverness Airport</b>	
<ul style="list-style-type: none"> <li>Delivery of Inverness Airport Masterplan</li> </ul>	<b>Who:</b> Highlands & Islands Airports Ltd <b>Timescale:</b> 2015 to 2030 <b>Cost:</b> £75 million +
<b>Inverness Airport Business Park</b>	
<ul style="list-style-type: none"> <li>Planning permissions granted for 200 hectare Business Park including classes 4, 5 and 6, a hotel and conferencing unit and other supporting uses</li> </ul>	<b>Who:</b> Inverness Airport and Business Park Ltd <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Dalcross Railway Station</b>	
<ul style="list-style-type: none"> <li>2015 pre-planning application enquiry for new access road and provision of 150 space car park with associated drop off area and new platform for Dalcross Railway Station</li> </ul>	<b>Who:</b> HiTrans, Transport Scotland, Local Funding Partners <b>Timescale:</b> By 2019 <b>Cost:</b> Not known

### 4.2 Castle Stuart

Action	Delivery
2015 planning application lodged for second 18 hole championship golf course	<b>Who:</b> Castle Stuart Golf Links LLP <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known

### 4.3 Morayhill

Action	Delivery
Expansion of timber processing plant and biomass heating facility. Planning permission granted 2014	<b>Who:</b> Norbord Ltd <b>Timescale:</b> Under construction <b>Cost:</b> Not known

## 4.4 Whiteness

<b>Action</b>	<b>Delivery</b>
Planning permission granted in 2014 to establish a port and port related services for energy related uses	<b>Who:</b> Port of Ardersier Ltd <b>Timescale:</b> Not known <b>Cost:</b> Not known

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## 4.5 Nigg

<b>Action</b>	<b>Delivery</b>
Continued support of implementation of development in accordance with the adopted Nigg Development Masterplan	<b>Who:</b> Scottish Government, THC, HIE, private developers and operators <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known

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## 5. Settlements – South Plan Area

### 5.1 Beauly

Action	Delivery
<b>Transport Actions</b>	
Link Road between Priory Way, Croyard Road and Muir of Ord road, and Central Traffic Calming	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
Expansion of Beauly Rail Station Car Park	<b>Who:</b> THC <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Education Actions</b>	
New build Beauly Primary School	<b>Who:</b> THC <b>Timescale:</b> 2015-2019 <b>Cost:</b>
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets <ul style="list-style-type: none"> <li>• Beauly East (BE1)</li> <li>• Curling Pond/Cnoc na Rath Field (BE2)</li> </ul>	<b>Who:</b> THC, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

### 5.2 Nairn

Action	Delivery
<b>Transport Actions</b>	
<b>A96 Dual-carriageway (Inverness to Aberdeen)</b> <ul style="list-style-type: none"> <li>• Phased improvements to the existing A96 including Nairn By-pass</li> </ul>	<b>Who:</b> Transport Scotland <b>Timescale:</b> Phased programme over period to 2030 <b>Cost:</b> Estimates in range of £3 billion
<b>Education Actions</b>	
Completion of Nairn Academy Extension	<b>Who:</b> THC <b>Timescale:</b> 2015 <b>Cost:</b>

<b>Other Physical Actions</b>	
Nairn Burial Ground Extension	<b>Who:</b> THC <b>Timescale:</b> 2015-2016 <b>Cost:</b>
<b>Nairn Town Centre Community Plan</b> <ul style="list-style-type: none"> <li>Range of 14 proposals to deliver regeneration of Nairn Town Centre (of relevance to NA7 Town Centre)</li> </ul>	<b>Who:</b> THC / Community Groups <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Environmental improvement work</b> <ul style="list-style-type: none"> <li>Environmental improvement work in town centre/surrounding area</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015/16 <b>Cost:</b>
<b>Water and Waste Water Provision (not committed to by Scottish Water)</b> <ul style="list-style-type: none"> <li>Medium to long term requirement for improvements to water and sewerage network capacities</li> </ul>	<b>Who:</b> Scottish Water <b>Timescale:</b> Not known <b>Cost:</b> Not known
<b>A96 Inverness-Nairn Coastal Trail Coastal Trail (aspirational)</b> <ul style="list-style-type: none"> <li>Delivery of coastal trail through direct provision and developer obligations</li> </ul>	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b>
<b>Policy Actions</b>	
<b>Development Planning for Nairn/Nairn South Masterplan</b> <ul style="list-style-type: none"> <li>Delivery of a new Nairn South Masterplan including an updated assessment of all development factors and Transport Appraisal that will make an appraisal of cumulative transport impacts of development of this site alongside the other development sites in Nairn</li> <li>Preparation a delivery strategy for sites in Nairn</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015-2016 <b>Cost:</b> No capital cost
<b>Built Heritage</b> <ul style="list-style-type: none"> <li>Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li> <li>To prepare Supplementary Guidance to provide guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets <ul style="list-style-type: none"> <li>Sandown (NA4)</li> <li>Achareidh (NA3)</li> </ul>	<b>Who:</b> THC, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

## 5.3 Tornagrain

Action	Delivery
<b>Transport Actions</b>	
Delivery of improvements to Croy Road (A96 Coul roundabout to Croy village) prior to delivery of first phase of housing	<b>Who:</b> Landowner, Developer <b>Timescale:</b> 2015/16 <b>Cost:</b> Not known
<b>Education Actions</b>	
Delivery of adequate classroom\facility provision by Developer Obligations at Croy Primary School to accommodate early phases of development at Tornagrain	<b>Who:</b> Landowner, Developer, THC <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
Delivery of Primary and Secondary School provision within new Tornagrain settlement in line with phasing programme contained in planning permission(s)	<b>Who:</b> Landowner, Developer, THC <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Other Physical Actions</b>	
<b>A96 Inverness-Nairn Coastal Trail Coastal Trail (aspirational)</b> <ul style="list-style-type: none"> <li>Delivery of coastal trail through direct provision and developer obligations</li> </ul>	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b>
<b>Policy Actions</b>	
Preparation of further developer masterplans for individual phases of development and applications	<b>Who:</b> Landowner/Developer <b>Timescale:</b> 30-50 years <b>Cost:</b> No capital cost

## 5.4 Ardersier

Action	Delivery
<b>Policy Actions</b>	
<b>Built Heritage</b> <ul style="list-style-type: none"> <li>Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li> <li>To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li> </ul>	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

## 5.5 Auldearn

Action	Delivery
<b>Policy Actions</b>	
<b>Built Heritage</b>	<b>Who:</b> THC
<ul style="list-style-type: none"> <li>Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li> <li>To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li> </ul>	<b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

## 5.6 Cawdor

Action	Delivery
<b>Transport Actions</b>	
White Bridge Proposed Weight Restriction – investigation of long term alternative solution	<b>Who:</b> THC, landowner, developers <b>Timescale:</b> Not known <b>Cost:</b> Not known
Transport assessment to support development of Cawdor allocations CD3-10 including improvements to the B9090, necessary mitigation of impacts on local and trunk road networks	<b>Who:</b> Landowner, developers, THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<b>Policy Actions</b>	
<b>Built Heritage</b>	<b>Who:</b> THC
<ul style="list-style-type: none"> <li>Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li> <li>To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li> </ul>	<b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowner, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>Cawdor (CD3-10)</li> </ul>	

## 5.7 Croy

Action	Delivery
<b>Transport Actions</b>	
Improvements to transport linkages from settlement to wider network (see also Tornagrain TG1)	<b>Who:</b> Landowner/ Developers <b>Timescale:</b> 2015

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onwards  
**Cost:** Not known

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### Education Actions

Delivery of additional capacity at Croy Primary School. (see also Tornagrain TG1) **Who:** landowners, developers, THC  
**Timescale:** 2015-2025  
**Cost:** Not known

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### Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- West of primary school (CR2)

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## 5.8 Drumnadrochit

### Action

### Delivery

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#### Transport Actions

A82 – review of junction safety and capacity within settlement **Who:** THC, Transport Scotland, developers  
**Timescale:** 2015 onwards  
**Cost:** Not known

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#### Other Physical Actions

Drumnadrochit Health Centre **Who:** NHS Highland  
**Timescale:** 2015-2016  
**Cost:** £1.4 million

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River Enrick Flood Prevention Works **Who:** NHS Highland  
**Timescale:** 2015-2016  
**Cost:**

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#### Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Drum Farm (DR5)
- Land south west of Coiltie Crescent (DR6)

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## 5.9 Fort Augustus

Action	Delivery
<b>Other Physical Actions</b>	
Improved Drinking Water Quality Via From Upgraded Invermoriston Water Treatment Works	<b>Who:</b> Scottish Water <b>Timescale:</b> 2015-2021 <b>Cost:</b> Not known
<b>Policy Actions</b>	
A developer masterplan or Council produced (amended) development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets <ul style="list-style-type: none"> <li>• Markethill (FA1)</li> </ul>	<b>Who:</b> THC, landowner, developer <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

## 5.10 Inchmore

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>• New or improved junctions from A862</li> <li>• Upgrades to path network including footway on south side of A862</li> </ul>	<b>Who:</b> Landowners, developers <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
<b>Education Actions</b>	
Extension to Kirkhill Primary School (may be required in the future to accommodate increasing pupil numbers as a result of allocations being built out)	<b>Who:</b> Landowners, developers, THC <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets <ul style="list-style-type: none"> <li>• East of Inchmore Gallery (IC2)</li> </ul>	<b>Who:</b> THC, landowner, developer <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost

## 5.11 Kiltarlity

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>• Widening of village spine and side roads (dependent upon development impact and contributions)</li> <li>• Improved footpath provision (including link to primary school and</li> </ul>	<b>Who:</b> Landowners, developers, THC <b>Timescale:</b> Not known

village hall and dependent upon development impact and contributions)

**Cost:** Not known

#### Education Actions

Extension to Tomnacross Primary School (may be required in the future to accommodate increasing pupil numbers as a result of allocations being built out)

**Who:** Landowners, developers, THC  
**Timescale:** In parallel with development  
**Cost:** Not known

## 5.12 Kirkhill

#### Action

#### Delivery

#### Transport Actions

Improved footpath provision including link to primary school and village hall

**Who:** Landowners, developers  
**Timescale:** In parallel with development  
**Cost:** Not known

#### Education Actions

Extension to Kirkhill Primary School (may be required in the future to accommodate increasing pupil numbers as a result of allocations being built out)

**Who:** Landowners, developers, THC  
**Timescale:** In parallel with development  
**Cost:** Not known

#### Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Groam Farm East (KH5)

**Who:** THC, landowner, developer  
**Timescale:** 2015-2025  
**Cost:** No capital cost

## 5.13 Tomatin

#### Action

#### Delivery

#### Transport Actions

New high capacity, grade separated junction to dualled A9

**Who:** Transport Scotland  
**Timescale:** 2015-2020  
**Cost:** Not known

#### Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

**Who:** THC, landowners, developers  
**Timescale:** 2015-2025

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<ul style="list-style-type: none"><li>• Land north west of Old Post Office (TM3)</li><li>• Land north of Station Cottages (TM4)</li><li>• East of Distillery (TM5)</li></ul>	<b>Cost:</b> No capital cost
Lobbying of Scottish Water to provide sewerage to northern part of village	<b>Who:</b> THC, Scottish Water <b>Timescale:</b> 2015-2020 <b>Cost:</b> Not known

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## 6. Settlements – North Plan Area

### 6.1 Alness

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>Upgrades to internal road network and externally at junction with the A9(T)</li> <li>Delivery of priority actions identified in Alness and Invergordon Active Travel Audit</li> </ul>	<p><b>Who:</b> Landowners, developers, THC</p> <p><b>Timescale:</b> In parallel with development</p> <p><b>Cost:</b> Not known</p>
<b>Education Actions</b>	
Alness and Invergordon Sustainable School Estate Review	<p><b>Who:</b> THC</p> <p><b>Timescale:</b> Not known</p> <p><b>Cost:</b> Not known</p>
<b>Other Physical Actions</b>	
<ul style="list-style-type: none"> <li>Upgrade of Averon Leisure Centre</li> <li>Upgrade of Alness Swimming Pool</li> </ul>	<p><b>Who:</b> High Life Highland</p> <p><b>Timescale:</b> Not known</p> <p><b>Cost:</b> Not known</p>
<b>Policy Actions</b>	
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>Crosshills (AL1)</li> <li>Whitehills (AL2)</li> <li>Milnafua Farm (AL6)</li> </ul>	<p><b>Who:</b> THC, landowners, developers</p> <p><b>Timescale:</b> 2015-2025</p> <p><b>Cost:</b> No capital cost</p>

### 6.2 Dingwall

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>Kinnairdie Link Road (including ongoing collection of developer contributions in line with existing Dingwall Developer Contributions Protocol)</li> <li>Priority actions identified in the Council's Dingwall Active Travel Audit (including developer contributions)</li> </ul>	<p><b>Who:</b> THC, landowners, developers</p> <p><b>Timescale:</b> 2015 onwards</p> <p><b>Cost:</b></p> <p><b>Who:</b> THC, landowners, developers</p> <p><b>Timescale:</b> Ongoing</p> <p><b>Cost:</b> Not known</p>

<b>Education Actions</b>	
St Clements Special School refurbishment and upgrading	<b>Who:</b> THC <b>Timescale:</b> 2015-17 <b>Cost:</b>
<b>Other Physical Actions</b>	
Ross Memorial Hospital - Environmental Maintenance	<b>Who:</b> NHS Highland <b>Timescale:</b> 2016-17 <b>Cost:</b> £780,000
Delivery of Multi-Use Games Areas on land at Dingwall North (allocations DW1 to DW5) through accrual of developer contributions	<b>Who:</b> THC <b>Timescale:</b> Ongoing contributions collection <b>Cost:</b> Not known
<b>Policy Actions</b>	
<b>Built Heritage</b>	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>• Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li> <li>• Preparation of Supplementary Guidance to provide guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li> </ul>	
<b>Dingwall Riverside Development Brief</b>	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>• The Council intend to adopt the existing Dingwall Riverside Development Brief as Supplementary Guidance. (see DW7 and DW8 Dingwall Riverside, North and South)</li> </ul>	

## 6.3 Fortrose & Rosemarkie

<b>Action</b>	<b>Delivery</b>
<b>Transport Actions</b>	
Traffic management measures and monitoring of their effectiveness	<b>Who:</b> THC, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Education Actions</b>	
Black Isle Education Centre replacement	<b>Who:</b> THC <b>Timescale:</b> 2016-2019 <b>Cost:</b>
<b>Other Physical Actions</b>	
Cemetery Extension	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> Not known
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period –	<b>Who:</b> THC, landowners, developers

relevant IMFLDP site reference(s) are given in brackets

**Timescale:** 2015-2025

**Cost:** No capital cost

- Greenside Farm (FR1)
- Ness Gap (FR2)

## 6.4 Invergordon

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>• Upgrades to internal road network</li> <li>• Upgrade junctions with A9(T), in particular Tomich Junction</li> <li>• Delivery of priority actions identified in Alness and Invergordon Active Travel Audit</li> </ul>	<p><b>Who:</b> THC, landowners, developers</p> <p><b>Timescale:</b> Ongoing</p> <p><b>Cost:</b> Not known</p>
<b>Education Actions</b>	
Alness and Invergordon Sustainable School Estate Review	<p><b>Who:</b> THC</p> <p><b>Timescale:</b> Not known</p> <p><b>Cost:</b> Not known</p>
<b>Other Physical Actions</b>	
Upgrade of Invergordon Leisure Centre	<p><b>Who:</b> High Life Highland, THC</p> <p><b>Timescale:</b> 2015-2016</p> <p><b>Cost:</b></p>
<b>Policy Actions</b>	
<ul style="list-style-type: none"> <li>• Assess potential for town centre to become a conservation area</li> <li>• Prepare Tomich Junction Upgrade developer contributions protocol (to be adopted as supplementary guidance)</li> </ul>	<p><b>Who:</b> THC, landowners, developers</p> <p><b>Timescale:</b> 2015-2025</p> <p><b>Cost:</b> No capital cost</p>

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Sites IG2, IG4 and IG7
- Site IG6 Seabank Tank Farm Former Fuel Storage Depot
- Site IG8: Invergordon Mains North
- Site IG12: Delny

## 6.5 Muir of Ord

Action	Delivery
<b>Transport Actions</b>	
Delivery of replacement A862 Muir of Ord Railway Bridge and associated road improvements	<p><b>Who:</b> THC</p> <p><b>Timescale:</b> 2014-18</p> <p><b>Cost:</b></p>

### Education Actions

Monitoring of emerging capacity issues at Tarradale Primary School	<b>Who:</b> THC <b>Timescale:</b> Ongoing <b>Cost:</b> Not known
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### Other Physical Actions

<ul style="list-style-type: none"><li>Provision of a new community hub at the Old Tarradale School</li><li>Delivery of village centre enhancements</li></ul>	<b>Who:</b> Muir of Ord Hal and Facilities Company, THC (Property transfer), Big Lottery Funding <b>Timescale:</b> 2015/16 <b>Cost:</b>
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## 6.6 Tain

Action	Delivery
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### Transport Actions

Ensure that development in Tain contributes towards the delivery of the priority actions identified in the Council's Active Travel Audit	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> Ongoing <b>Cost:</b> Not known
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### Education Actions

Delivery of a new ages 3-18 School Campus	<b>Who:</b> THC <b>Timescale:</b> 2015-20 <b>Cost:</b>
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St Duthus Special School Improvement	<b>Who:</b> THC <b>Timescale:</b> 2015-17 <b>Cost:</b>
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### Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
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- Glenmorangie (TN8)

### Built Heritage

<ul style="list-style-type: none"><li>Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan</li><li>To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings</li></ul>	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
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## 6.7 Avoch

Action	Delivery
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>West of the Old Manse (AV3)</li> </ul>	

## 6.8 Conon Bridge

Action	Delivery
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>Former Fish Processing Site (CB3)</li> </ul>	

## 6.9 Contin

Action	Delivery
<b>Other Physical Actions</b>	
New community hall and Civic Square/open space (within site CT3 Central Contin)	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>Central Contin (CT2)</li> </ul>	

## 6.10 Cromarty

Action	Delivery
<b>Education Actions</b>	
Cromarty Primary School refurbishment	<b>Who:</b> THC <b>Timescale:</b> 2015-2017 <b>Cost:</b>
<b>Policy Actions</b>	



A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

**Who:** THC, landowners, developers  
**Timescale:** 2015-2025  
**Cost:** No capital cost

- Sandilands (CM1)

## 6.11 Evanton

Action	Delivery
<b>Transport Actions</b>	
<ul style="list-style-type: none"> <li>• Upgrades to internal road network</li> <li>• Bridge link between Teandallon and Drummond Road</li> <li>• Upgrade junctions with A9(T)</li> <li>• Rail siding/link (associated with site EV6: Highland Depphaven)</li> <li>• Jetty extension (within site EV6: Highland Deephaven)</li> </ul>	<p><b>Who:</b> Landowners, developers, THC  <b>Timescale:</b> In parallel with development  <b>Cost:</b> Not known</p>
<b>Education Actions</b>	
Expansion of Kiltearn Primary School (may be required in parallel with development) and parking available to sports centre	<p><b>Who:</b> Landowners, developers, THC  <b>Timescale:</b> In parallel with development  <b>Cost:</b> Not known</p>
<b>Policy Actions</b>	
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>• Teandallon East (EV1)</li> <li>• Culcairn (EV3)</li> <li>• Drummond Farm (EV4)</li> </ul>	<p><b>Who:</b> THC, landowners, developers  <b>Timescale:</b> 2015-2025  <b>Cost:</b> No capital cost</p>

## 6.12 Maryburgh

Action	Delivery
<b>Policy Actions</b>	
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> <li>• Maryburgh Expansion Site (North) (MB1)</li> <li>• Maryburgh Expansion Site (South) (MB2)</li> </ul>	<p><b>Who:</b> THC, landowners, developers  <b>Timescale:</b> 2015-2025  <b>Cost:</b> No capital cost</p>

## 6.13 Strathpeffer

Action	Delivery
<b>Transport Actions</b>	
Path links to connect to existing core paths and service and facilities	<b>Who:</b> Landowners, developers, THC <b>Timescale:</b> In parallel with development <b>Cost:</b> Not known
<b>Policy Actions</b>	
Preparation of Conservation Area Appraisal and Conservation Area Management Plan	<b>Who:</b> THC <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>Kinellan (SP1)</li> </ul>	

## 6.14 Tore

Action	Delivery
<b>Transport Actions</b>	
Discussions regarding rationalisation of trunk road junctions within settlement	<b>Who:</b> Transport Scotland, THC, landowners, developers <b>Timescale:</b> 2015 onwards <b>Cost:</b> Not known
<b>Other Physical Actions</b>	
First time comprehensive mains sewerage provision	<b>Who:</b> Landowners, developers, THC, Scottish Water <b>Timescale:</b> In parallel with development <b>Cost:</b>
<b>Policy Actions</b>	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	<b>Who:</b> THC, landowners, developers <b>Timescale:</b> 2015-2025 <b>Cost:</b> No capital cost
<ul style="list-style-type: none"> <li>Tore North (TR2)</li> </ul>	