

Highland Delivery Programme Prògram Lìbhrigidh na Gàidhealtachd

July 2025





1 Background and Purpose	2
2 Links to Existing Local Development Plans	3
3 Delivery Programme Contents	4
4 Developer Contribution Rates	5

1 Background and Purpose

The Delivery Programme sets out the infrastructure and other investment required to support the implementation of the Highland Council's local development plans. Currently, it is split into three colour coded sections for each of our existing area local development plan areas, i.e., Inner Moray Firth (IMF), Caithness and Sutherland (CAS) and West Highland and Islands (WEST).

However, when the forthcoming, single Highland Local Development Plan has reached "Proposed Plan" stage (scheduled for late 2026) we will produce and publish a single Delivery Programme for that Plan. It will become a spatial expression of the Council's Capital Programme (including the Highland Investment Plan), the capital programmes of other public infrastructure agencies, and where developers will be asked to contribute to that investment. We are also considering the use of Masterplan Consent Areas as a tool for delivery within Highland. Further details of this matter are available [online](#)⁽¹⁾.

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

1 https://www.highland.gov.uk/downloads/file/28858/masterplan_consent_areas_statement

2 Links to Existing Local Development Plans

Highland Council's existing local development plans are available via the links below:

- [Inner Moray Firth \(IMF\)](#) ⁽²⁾
- [Caithness and Sutherland \(CAS\)](#) ⁽³⁾
- [West Highland and Islands \(WEST\)](#) ⁽⁴⁾

2 https://www.highland.gov.uk/info/178/development_plans/202/inner_moray_firth_local_development_plan

3 https://www.highland.gov.uk/info/178/development_plans/283/caithness_and_sutherland_local_development_plan

4 https://www.highland.gov.uk/info/178/development_plans/582/west_highland_and_islands_local_development_plan

3 Delivery Programme Contents

The Delivery Programme is split into the following sections:

1. **Strategic Infrastructure** - sets out the major investments which will support regional and national growth.
2. **Strategic Employment Sites** - lists development plan defined Economic Development Areas and other strategic employment generating development such as those connected with the Inverness and Cromarty Firth Green Freeport Project.
3. **Main Settlements** – outlines the actions for delivering growth in each of the plan defined Main Settlements. [Housing Land Audit](#) ⁽⁵⁾ (HLA) information is given for each Main Settlement. This predicts how many houses are expected to be built in that settlement during the HLA period. It is currently based upon the 2024 HLA that has a base date of 1 April 2024. This information will be updated annually.
4. **Other Areas** - sets out the actions for delivering growth in areas outwith the Main Settlements.

5 https://www.highland.gov.uk/info/205/planning_-_policies_advice_and_service_levels/556/housing_land_information

4 Developer Contribution Rates

An explanation of a number of terms and exceptions to developer contribution rates set out in the Delivery Programme is provided below.

Forward funded school expansions – increased capacity at a number of primary and secondary schools has been forward funded by the Council to address known issues. These are identified in the Delivery Programme and in most cases a cost per home specified. This cost is based on the relevant proportion of the total cost of the project attributable to the impact of new housing development. These costs will be index linked from the completion date of each expansion project.

Future school expansions/new schools – the School Roll Forecasts (SRFs) identify that a number of existing primary and secondary schools are likely to require increased capacity or that a new school will be needed to accommodate additional pupils. These are identified in the Delivery Programme. Where the cost is known it is specified, where the cost is not yet known "TBC" has entered against the "contributions required" cell. Future expansion projects vary in design stage, and therefore known costings have not been provided at this stage. A cost per home will be entered when this information becomes available and can be sought as part of any pre-application advice request to the Council.

Indicative school costs were included in the Developer Contributions Report agreed by the Council's Economy and Infrastructure Committee in May 2023. This report provided updated developer contribution rates for schools using the Learning Estate Investment Programme Metrics 2021. These were prepared to better reflect tender costs for school building in Highland. Further details are available in the [Developer Contributions Report](#)⁽⁶⁾ and [Learning Estate Investment Programme Metrics, Terms and Conditions and Funding Outcomes](#)⁽⁷⁾.

***Development Viability** – pages 10-12 of the [Council's Developer Contributions Supplementary Guidance](#) address the issue of the potential impact of developer contributions on the overall viability of a development. The Council has set higher education developer contributions since

6 https://www.highland.gov.uk/download/meetings/id/81487/item_16_developer_contributions

7 <https://www.scottishfuturestrust.org.uk/storage/uploads/leipmetricstermsandconditionsfundingoutcomes.pdf>

4 Developer Contribution Rates

this guidance was adopted in November 2018. These rates now reflect the proportion of the actual cost of school extensions and new builds necessary to serve the occupants of new houses built within the relevant catchment. However, the Council does not wish for these higher contributions to stymie housing development on sites allocated for this use in the Council's approved development plan. Accordingly, any developer of such a site is invited to submit, with their planning application, evidence of the viability impact of the education rates set out within this document. If that evidence demonstrates that the allocated development site is unlikely to be developed because of the imposition of the higher education rates then the Council will consider a lower level of contributions. As a guideline, the rates outlined within a [report](#) agreed by the Council's Economy and Infrastructure Committee in May 2023 will be applied as a maximum cap on the contributions sought if suitable evidence can be provided on viability. In the May 2023 Committee Report the maximums are: Primary - £14,623 (Q3 2024 prices) which equates to £14,769 (Q2 2025 prices); Secondary - £9,111 (Q3 2024 prices) which equates to £9,202 (Q2 2025 prices).

Standard Rates for Community Facility Requirements - these rates were increased in line with the BCIS index to £1,568 per home, as set out in the 4 May 2023 Developer Contributions Report to the Council's Economy and Infrastructure Committee.

Applications that include one or two bed homes - one bed homes are exempt from education contributions; two bed flats or homes are subject to a reduced rate based on relative pupil product ratios of two bed homes versus three bed or more homes (subject to review as new evidence becomes available). Further details of potential reductions and exemptions are set out in [Developer Contributions Supplementary Guidance](#) ⁽⁸⁾ (DCSG).

8 https://www.highland.gov.uk/directory_record/712087/developer_contributions

Applications for 10 or more homes – planning applications on allocated sites or windfall sites for 10 or more homes will be assessed by re-running the SRFs to take account of the proposed development, existing SRFs commitments and any significant housing permissions/minded to grant decisions post the SRFs' publication. Any re-run may result in different contribution rates being sought than those specified in the Delivery Programme.

Extant Legal Agreements - the education and other developer contribution rates payable may differ from those stated in this document if an extant legal agreement affects the proposed development site. For example, different rates may have already been set within a legal agreement associated with a previous but still extant planning permission in principle.

Index Linking – most developer contributions amounts will be index linked from the base date when they were calculated to the time of payment. The Building Cost Information Service (BCIS) All-in-Tender Price Index should be used for the purposes of index linking costs. Base dates vary, a broad guide is provided below.

- Standard Rates for Community Facilities - Q1 2023
- Schools - for forward funded expansions - last full quarter before the completion date of the expansion project; future expansions/new schools - variable dependent on stage of project.
- Transport - sustainable transport intervention priorities Q1 2024.
- Other - where another document is referred to, for example a development brief or supplementary guidance, then the base date specified in the relevant document should be used for the purposes of index linking payments.

4 Developer Contribution Rates

Colour Coding – each type of infrastructure or other requirement is colour coded as follows:

Community Facilities

Transport

Schools

Water and Waste

Health

Planning Policy

Development

1) STRATEGIC INFRASTRUCTURE IMPROVEMENTS

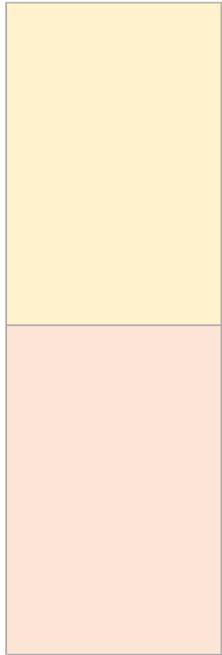
1) STRATEGIC INFRASTRUCTURE IMPROVEMENTS						
Type	ACTIONS	TIMESCALES	COST and FUNDING	DELIVERY		Latest Update
	Action			Delivery Partners	Status	
TRANSPORT	A9 Dualling Perth to Inverness Phased upgrading of road from single to dual carriageway	Phased programme of schemes up to the end of 2035.	£3.7 Billion (2023 prices)	Transport Scotland	A new Delivery Plan for the A9 was announced in Parliament in December 2023. The Tomatin to Moy 9.6km £184.7M section contract was awarded in July 2024 and the section to be open by the end of 2027. The remaining sections within Highland are expected to be dualled between 2033 and 2035. Full details via https://www.transport.gov.scot/projects/a9-dualling-perth-to-inverness/programme-details/#75915	Jul-24
	A96 Dualling Inverness to Aberdeen Phased improvements to the existing A96 including Nairn Bypass	Previously stated as a phased programme over period to 2030.	£3 Billion	Transport Scotland	Orders for the A96 Dualling Inverness to Nairn (including Nairn Bypass) scheme made and came into force on 12 March 2024. General Vesting Declaration March 2025. Land acquisition negotiations progressing. Full details of the Orders via https://www.transport.gov.scot/publication/made-road-orders-and-compulsory-purchase-order-a96-inverness-to-nairn-including-nairn-bypass/ The wider scheme outwith Highland is subject to a review by Scottish Government.	Apr-25
	Aberdeen to Inverness Rail Improvements Project Enhanced commuter services into each city	Phased programme	£330m Aberdeen - Inverness Rail Improvements Project. £42m Inverness Airport Station	Transport Scotland, Network Rail, Rail Operators, HiTrans, THC	The new Inverness Airport station opened in February 2023	Jul-24
	Inverness to Perth Highland Mainline Rail Improvements Project Upgrading the Highland Line between Perth and Inverness via adding passing loops, increasing line speeds, electrification and/or new(er) rolling stock. Particular aim to increase freight use of line and to decarbonise travel.	Ongoing programme aiming to deliver 2 hours 45 minutes journey time to Central Belt	TBC	Transport Scotland, Network Rail, Rail Operators	No funding commitment in Scotland Government Programme for Government (“Equality, Opportunity, Community”) April 2023 which covers the period up to May 2026. Feasibility work ongoing.	Mar-24
	Inverness West Link Connection between southern distributor road and the A82. Stage 1 is connection between Dores Roundabout and A82, Stage 2 involves additional crossing of canal.	Phased programme up to 2021	£43.352M	THC, Developers, Landowners	Stage 1 complete and opened to the public in Dec 2017, Stage 2 complete and opened to the public in May 2021. Mobility Hub implemented at Torvean in 2024.	Mar-24

	<p>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.</p>	<p><u>A9/A96 Inshes to Smithton: Orders made in 2024 but firm construction timetable TBC.</u></p> <p><u>Inshes corridor: Additional overbridge lane completed September 2018. THC Capital Programme commitment of £9.9M for road orders and construction works over period 2024-2029.</u></p>	<p>Total: £41.5M A9/A96 Inshes to Smithton: £25-35M (at 2015 prices excl VAT) Inshes Corridor: £9.9M</p>	<p>Transport Scotland; THC, Developers, Landowners.</p>	<p>A9/A96 Inshes to Smithton Scheme: Road Orders made in May 2024 and came into force in June 2024. General Vesting Declaration progressed and land acquisition negotiations underway in 2025. Construction funding and timescale still to be confirmed. Inshes Corridor Scheme given THC Capital Programme commitment of £9.9M for period 2024-2029 at meeting of June 2024.</p>	<p>Apr-25</p>
	<p>A9/A82 Longman Junction Improvement Scheme Grade separation of the A9/A82 at Longman Roundabout</p>	<p>Detailed development and assessment of the preferred option for the A9/A82 Longman Junction scheme continues and will culminate in the publication of draft Orders and an Environmental Impact Assessment Report. Delivery of the proposed scheme can only commence if approved under the relevant statutory procedures and thereafter a timetable for delivery can be determined.</p>	<p>£85-95M (DMRB Stage 2 options assessment cost estimate at Q3 2018 prices excl VAT).</p>	<p>Transport Scotland, THC</p>	<p>Initial options presented to public in May 2018. Preferred option identified and presented at exhibitions in June 2019. DMRB Stage 3 assessment process ongoing. Draft Orders and an Environmental Impact Assessment Report are the next stage. THC have submitted formal Change Request for the City-Region Deal with proposed changes relating to the Longman scheme and Corran Ferry. Outcome of Change Request yet to be confirmed.</p>	<p>Jul-24</p>
	<p>A9 North Kessock to Tore - Improvements identified within Transport Scotland's A9 Tore to North Kessock Study</p>	<p>Initial development at Tore roundabout ongoing. Timescale for these, and other options in the corridor are TBC.</p>	<p>To be confirmed</p>	<p>Transport Scotland, Developers, THC (possibly)</p>	<p>A number of potential options were identified for Tore roundabout and Munloch (B9161) junction within the North Kessock to Tore corridor. Design work for signalisation/active travel improvements at Tore are ongoing (subject to successful resolution of objections to speed limit proposal). Any significant improvements at Munloch junction (roundabout, grade separation) would require developer funding as these are likely to be outwith the scope of existing casualty reduction budgets.</p>	<p>Jul-24</p>
<p>LITIES</p>	<p>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</p>	<p>2024-2030+</p>	<p>£20B</p>	<p>OFGEM, SSEN Transmission, Other Transmission Network Owners and Operators</p>	<p>New overhead lines, substations and subsea links. Full details of SSEN Transmission projects via https://www.ssen-transmission.co.uk/projects/2030-projects/</p>	<p>Mar-24</p>
	<p>Next Generation and Superfast Broadband Delivery of improved digital connectivity</p>	<p>The North Lot Contract for the R100 Broadband Scheme is expected to be complete by March 2028.</p>	<p>Next Generation: £146M (across whole of HIE area) Superfast: TBC</p>	<p>Scot Gov, HIE, BT, Other Public Sector Bodies</p>	<p>Roll out of “superfast” (minimum 30Mb/s speed) has reached 86% of premises in Highlands and Islands.</p> <p>In terms of fibre to the premises (1Gb/s capable speeds), as of November 2023, within the R100 North Lot Area (approximately comprising Highland plus Argyll and Bute, Aberdeen City & Shire, Angus, Stirling, Dundee and the Islands councils areas) 14,712 premises had been connected. A further 60,764 premises were contracted for future delivery.</p>	<p>Mar-24</p>
	<p>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.</p>	<p>2018-2022</p>	<p>£7.7M plus £24.5M private finance</p>	<p>UK Government, THC, NHS Highland, UHI, HIE, NatureScot</p>	<p>Provision of 1Gb/s speeds to schools and other public sector sites (152 in total). Project completed in March 2022. Cityfibre also committed £24.5M of private investment to expand the Inverness full fibre network as a commercial service.</p>	<p>Mar-22</p>

UTIL	Upgrading Water Quality Glenconvinth Water Treatment Works – capital maintenance undertaken at service reservoirs to ensure continued high water quality and security of supply	TBC	TBC	Scottish Water	No published progress to date.	Mar-24
	Additional Water Storage Capacity Assynt Supply System – tripling of storage capacity to reduce risk of service disruption	TBC	TBC	Scottish Water	No published progress to date.	Mar-24
	Strategic Water Supply Capacity Augmentation of Inverness and A96 Corridor water supply. New Loch Ness Regional Water Treatment Works to serve Invermoriston and Fort Augustus	Ongoing	TBC	Scottish Water	Augmentation of Loch Ashie Water Treatment Works via pumped water from Loch Ness investigated in 2019 but no scheme progressed to date. Scheme at Invermoriston completed in 2023.	Mar-24
	Strategic Waste Water Treatment Capacity New, high capacity waste water treatment works at Ardersier to serve wider catchment	2017-2041	£5M for first phase works	Scottish Water	New underground pipeline from new developments at Tornagrain, Inverness Airport and Castle Stuart completed in 2017. Existing Ardersier sewage works upgrade completed 2017. New/expanded sewage works completed between 2019 and 2022.	Mar-24
OTHERS	New Highland Prison 200 inmate capacity	2019-2026	£209M	Scottish Government	Under construction. Expected to be operational by end of 2026. Will double present capacity of existing Porterfield, Inverness prison.	Apr-25

2) STRATEGIC EMPLOYMENT SITES

SITE (LDP Site Reference of development)	TIMESCALES	COST and FUNDING	DELIVERY	
			Delivery Partners	Update & Actions
IA01 Inverness Airport Business Park (IABP) Area - 199.4 ha allocated for Business, Industry, warehousing and uses complementary to airport.	Ongoing	Not known	Inverness Airport Business Park Ltd (Moray Estates, Highland s & Islands Airports Ltd, Highland s & Islands Enterprise (HIE)), THC	Phase 1 servicing complete - 14.5ha of serviced land available. Coop's new 12,000ft ² distribution centre opened in Sept 2018. 2 platform Inverness Airport station opened in February 2023. 130 bed airport hotel opened in March 2020. 10,000ft ² distribution and training centre for a wind turbine builder and a 5,000ft ² industrial unit for a pump supplier completed in 2020. Additional airport parking formed in 2021.
INE08 – Campus Area - 56.7ha Mixed uses allocation comprising INE08 Inverness Campus, INE11 Castlehill and INE12 Castlehill Road. Parts of the Campus site are identified as part of the Inverness & Cromarty Firth Green Freeport.	Ongoing	Not known	HIE, University of the Highland s & Islands, THC	Plots and configurable building space available for offices, workshops, laboratories and co-working research and development. Scotland's Rural College's Rural & Veterinary Innovation Centre opened in 2023. National Treatment Centre (Highland) opened in 2023. Life Sciences Innovation Centre, hotel and sports facilities planned for next phases. Parts of the Campus designated as part of the I&CF Green Freeport Tax Site in February 2024.
INC09 and INC11 Former Longman Landfill INC09 'Former Longman Landfill West' (Mixed Use: Business, Industry, Temporary Stop Site for Travelling People) - Area - 20ha and INC11 'Former Longman Landfill East' (Industry including Energy from Waste Plant) - Area - 19ha	Ongoing	Not known	THC (Inverness Common Good Fund), SEPA, Transport Scotland	Feasibility work and funding decisions still ongoing around A9/A82 junction improvement. It is likely that a Longman Development Brief will be progressed for the area to specify planning parameters and delivery details. Parts of the former landfill area were designated as part of the I&CF Green Freeport Tax Site in February 2024.
IA02 Dalcross Industrial Estate Expansion Area - 10.4ha allocated for employment uses (Class 4,5,6)	Ongoing	Not known	THC	Future development and layout will now be subject to no net detriment to the operational requirements of the existing heliport.
CS01 Castle Stuart Area - 91.6ha allocated for Business uses	Not known	Not known	Landowner/Developer (Cabot Highlands)	Second 18 hole golf course, "Old Petty" under construction scheduled to open in 2026. Planning applications and permissions to extend club house and add 38 lodge apartments.
FG01 Fort George Area - 50.1ha allocated for Mixed Use	Land and buildings should be surplus to MoD use in 2032	Not known	Ministry of Defence (Defence Infrastructure Organisation), Historic Environment Scotland, THC	DIO are undertaking initial feasibility work on site's development potential for when it is declared surplus.



Economic Development Areas

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

<p>INC06 Port of Inverness (Harbour Gait) Area - 30 ha Inverness Harbour and expansion land to the east is identified as a Mixed Use allocation- site reference INC06 'Harbour Gait'.</p>	Ongoing	Not known	THC, Port of Inverness, HIE	Parts of the port area were designated as part of the I&CF Green Freeport Tax Site in February 2024. The Tax Site boundary extends along the River Ness waterfront towards the City Centre. Any green freeport proposals which would extend beyond the INC06 site boundary will be subject to an inclusive masterplanning process.
<p>IG05 Invergordon - Area- 22.1 ha - is included within the 'Strategic Renewable Energy Zone' as shown in the Spatial Strategy and the section on the renewable energy sector within the economic strategy.</p>	Ongoing	Not known	THC, Port of Cromarty Firth, HIE	Parts of the port area were designated as part of the I&CF Green Freeport Tax Site in February 2024. The Tax Site boundary extends outwith allocated land largely into the firth. Any green freeport proposals which would extend beyond the allocated site boundary will be subject to an inclusive masterplanning process.
<p>HD01 Highland Deephaven Area - 150.2ha allocated for Industrial uses (Highland Deephaven for Industry, Business and Infrastructure uses.) Also, specific site reference EV05 Evanton Industrial Estate for industry uses.</p>	Ongoing	Not known	THC, HIE, Landowner, Developer(s)	Parts of the allocated land were designated as an I&CF Green Freeport Tax Site in February 2024. The Tax Site boundary extends outwith HD01 and EV05. Any green freeport proposals which would extend outwith allocated land will be subject to an inclusive masterplanning process. Owner of Highland Deephaven is a member of Opportunity Cromarty Firth partnership progressing renewable energy projects.
<p>NG01 Nigg Area - 242 ha allocated for industry Nigg Energy Park and adjoining land to the east is identified as an Economic Development Area and allocated for Industrial uses, site reference NG01 'Nigg Yard'.</p>	Ongoing	Not known	Port of Nigg, THC, HIE	Parts of the allocated land were designated as an I&CF Green Freeport Tax Site in February 2024. A new quay is proposed to transfer HV cabling from the new manufacturing plant to vessels. New east quay completed in 2022. Any green freeport proposals which would extend outwith allocated land will be subject to an inclusive masterplanning process.
<p>WH1 Whiteness Area - 292.5 ha allocated for renewables innovation, manufacturing and maintenance hub</p>	Ongoing	Not known	Port of Ardersier (Haventus), Developer(s), THC, HIE	Parts of the allocated land were designated as an I&CF Green Freeport Tax Site in February 2024. Improvement to and extension of existing quays proposed to service offshore renewables industry. Any green freeport proposals which would extend outwith allocated land will be subject to an inclusive masterplanning process.

Transport	Alness and Invergordon Active Travel Masterplan Action 1 - B817, between Invergordon and Alness from Woodsdie Gardens to Teaninich Avenue Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	All development within Alness Academy and Invergordon Academy catchment areas may be liable.	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	£2,000,000 - £4,000,000	THC	https://www.Highland.gov.uk/downloads/file/24974/alness_and_invergordon_active_travel_masterplan_issue
Transport	Alness and Invergordon Active Travel Masterplan Action 2 - Birch Road, Old Milnafua Road and Obsdale Road, between Achnagarron and High Street. Segregated active travel infrastructure where possible, including safe crossing points at desire lines. Quiet streets potential where vehicle flows are low.	All development within Alness Academy catchment area may be liable.	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	£500,000 - £1,000,000	THC	https://www.Highland.gov.uk/downloads/file/24974/alness_and_invergordon_active_travel_masterplan_issue
Transport	Alness and Invergordon Active Travel Masterplan Action 3 - A9, between Averon River Path and Alness Point Business Park Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	All development within Alness Academy catchment area may be liable.	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	£240,000 - £460,000	THC	https://www.Highland.gov.uk/downloads/file/24974/alness_and_invergordon_active_travel_masterplan_issue
Transport	Upgrade to Old Milnafua Road including provision of footways	All development within Alness Academy catchment area may be liable.	Preference for direct provision												In parallel with developments	Not known	Developers, THC	
Transport	Averon Footbridge - refurbish or replace structure. If replacing, a wider bridge may be provided to support the active travel scheme.	None	None												2024-26	£360,000		Design stage
Transport	Lealty Bridge - replace existing deteriorated bridge on U1990 Boath Road	None	None												2024-26	£330,000		Design stage

ARDERSIER

HLA 2024	LDP Site Reference	Site Name		2024-	2025-	2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	Totals				
				25	26	27	28	29	30	31	32	33	34	39					
	AR02	East of Station Road		0	0	0	0	0	10	0	0	0	0	0	0				
		Total		0	0	0	0	0	10	0	0	0	0	0	10				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2.	Sports facility rate specified in Inverness East Development Brief.													Unknown	Cost estimate of £4.7M	THC, UHI, HIE, HLH	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.
Schools	Ardersier Primary School - expansion	All housing developments within the school catchment.	£4,816 per home													Completed August 2020	Complete	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues
Schools	Culloden Academy - expansion Future new school at Inverness East (including land acquisition) and potential new school at Tornagraim	All housing developments within the school catchment.	TBC													Funding for new synthetic playing field 2024/25.	£3.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH, Developers	The Highland Council have forward funded the expansion of school provision to address known capacity issues
Transport	Ardersier Path	All development within Ardersier Primary School catchment area may be liable.	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.													Unknown	Listed but unfunded in 2024-2029 THC Capital Programme	THC	TBC
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Ardersier Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, Developers	Ongoing
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	As per Green Networks Supplementary Guidance													Ongoing	Up to £4.785M	THC, Developers, Landowners	Ongoing

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HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	AU01	Land at Meadowfield		0	0	0	6	6	5	3	0	0	0	0	20				
Total				0	0	0	6	6	5	3	0	0	0	0	20				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Nairn Leisure Centre - Expansion to provide fitness studio for classes. To incorporate a changing village.	All housing development within Nairn Academy catchment to contribute towards eligible components of the project.	Standard community facility contribution rate.													2023/24	£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Auldearn Primary School - expansion	All housing developments within the school catchment	£3,155 per home													Completed 2021	Complete	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues
Schools	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract Sport Scotland funding	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													Operational August 2026	£54.8M Phase 2 Scottish Government Learning and Estate Investment Programme	THC, HLH, Scot Gov	Construction commenced February 2025
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Auldearn Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house													Ongoing	TBC	THC, Developers	

AVOCH

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
		AV01	Rosehaugh East Drive		0	0	0	0	20	19	0	0	0	0	0	39			
	AV02	Muiralehouse		0	0	0	0	20	20	20	20	0	0	0	80				
		Total		0	0	0	0	40	39	20	20	0	0	0	119				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlement text.	Standard rate													2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Avoch Primary - expansion	All housing developments within the school catchment	£6,659 per home													Completed August 2021	Complete	THC, HLH	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Fortrose Academy - Refurbishment and partial rebuild due to suitability and condition issues	All housing developments within the school catchment	No current capacity issues therefore contributions not required													Target overall completion in 2029/30	£24M in THC Highland Investment Plan May 2025	THC, HLH	First stage programmed to begin Jan 2026
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All housing development within Avoch Primary catchment area	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, Developers	

BEAULY

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	BE01	Beauly North			20	20	12	0	20	20	20	20	20	20	20	192			
BE04	West of Cnoc na Rath			20	0	0	0	20	20	10	0	0	0	40	110				
BE05	Fraser Street Allotments			20	0	0	0	0	0	0	0	0	0	0	20				
	Total			60	20	12	0	40	40	30	20	20	20	60	322				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	West Inverness, Charleston Academy, Charleston Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per sportscotland guidelines)	All housing development within Charleston Academy Catchment.	Standard rates													2024/25	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Beauly Primary - replacement school with additional capacity	All housing developments within the school catchment are required to contribute.	TBC													Earliest operational date 2028/29	£20M in THC Highland Investment Plan May 2025	THC	At design stages
Schools	Charleston Academy - replacement secondary school with additional capacity	All housing developments within the school catchment are required to contribute.	£11,822*													Earliest operational date 2031/32	£80M in THC Highland Investment Plan May 2025	THC, HLH	Planning permission in principle granted May 2024. At detailed design stage
Transport	Beauly Link Road - Completion of road through development sites	Direct developer provision through and to boundaries of sites BE01, BE03 and BE04.	No contributions required as developer delivered													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.	All development within Beauly Primary School catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, Developers	

CONON BRIDGE

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
HLA 2024	CB01	Former Petrol Filling Station		0	0	0	0	0	26	10	0	0	0	0	36				
	CB02	Braes of Conon North		0	27	0	0	0	0	0	0	0	0	0	27				
	CB03	Druthy Duck		0	0	12	4	0	0	0	0	0	0	0	16				
	CB04	Braes of Conon (South)		0	0	28	33	30	30	20	19	0	0	0	160				
	CB05	Pescanova Factory Site		0	0	0	0	0	28	20	24	0	0	0	72				
	CB06	Riverford		0	10	24	20	21	0	0	0	0	0	0	75				
	WF_21/05918/FUL	Schoolhouse Belt		0	14	14	0	0	0	0	0	0	0	0	28				
	Total			0	51	78	57	51	84	50	43	0	0	414	828				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Maryburgh Amenities Centre Redevelopment - Enhance current community facilities including reuse of former school site.	All housing sites within Dingwall Academy catchment require to contribute towards community facilities as identified in the IMFLDP settlement text.	Standard rate													2021 onwards	£762K	Maryburgh Amenities Company Ltd, THC	Business plan for the redevelopment project was finalised in May 2017. Currently finalising proposals and exploring funding options.
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and with inclusive facilities throughout	All housing development within Dingwall Academy catchment.	Standard rate													2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Ben Wyvis Primary School - expansion	All housing developments within the school catchment	£8,690 per home													Completed 2021	Complete	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Dingwall Academy	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Ben Wyvis Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, Developers	

Transport	Active travel connection between Muir of Ord and Conon Bridge	All development within Ben Wyvis Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design.													Not known	£1.9M	THC, Developers, Landowners	Feasibility study prepared in 2017
Water & Waste	River Conon Flood Defence Improvements	Land safeguard CB03 and CB05	Previous rate of £1,600 established													2021-2023	£840k (£691K identified in THC Capital Programme Dec 2021)	THC	Planning permission granted, subject to flood scheme works, for development on CB3.

CROMARTY

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	CM01	Sandilands		0	0	0	30	0	0	0	0	0	0	0	30				
		Total		0	0	0	30	0	30										
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements.	Standard rate													2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Cromarty Primary School	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Schools	Fortrose Academy - Refurbishment and partial rebuild due to suitability and condition issues	All housing developments within the school catchment	No current capacity issues therefore contributions not required													Target overall completion in 2029/30	£24M in THC Highland Investment Plan May 2025	THC, HLH	First stage programmed to begin Jan 2026
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Cromarty Primary School catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	

CROY

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	CR01	West of Primary School			2	0	0	0	0	0	0	0	0	0	0	2			
CR02	North West of Primary School			0	0	0	0	0	25	25	0	0	0	0	50				
	Total			2	0	0	0	0	25	25	0	0	0	0	52				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2	Sports facility rate specified in Inverness East Development Brief													TBC	Cost estimate of £4.7M	THC, UHI, HIE, HLH, sportscotland	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.
Schools	Croy Primary - expansion and new primary school to serve Tornagrain	All housing developments within the school catchment	TBC													2024/25 - 2028/29	£15.5M in THC Capital Programme 2024/25 - 2028/29	THC, Developers	Modular units have been installed and further units are planned at Croy Primary. A statutory consultation process has been undertaken, and Members agreed to establish a new primary school to serve Tornagrain in February 2025. New school is now at design stages.
Schools	Culloden Academy - expansion Future new school and community facilities at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing developments within the school catchment	TBC													Funding for new synthetic playing field 2024/25.	£3.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH, Developers	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks Supplementary Guidance and any other development impacting on the routes.	Assumed contribution rate of £200 per house													Ongoing	Up to £4.785M	THC, Developers, Landowners	

Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Croy Primary and future Tornagrain Primary catchment areas may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, Developer	
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CULBOKIE

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	CU02	Land North of School Croft			0	0	5	5	5	5	0	0	0	0	0	20			
WF_23/00446/PIP	North of Solus Or			1	0	0	0	0	4	4	0	0	0	0	9				
	Total			1	0	5	5	5	9	4	0	0	0	0	29				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP Fortrose and Rosemarkie settlements text.	Standard rate													2028	£600K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Culbokie Primary	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Schools	Fortrose Academy - Refurbishment and partial rebuild due to suitability and condition issues	All housing developments within the school catchment	No current capacity issues therefore contributions not required													Target overall completion in 2029/30	£24M in THC Highland Investment Plan May 2025	THC, HLH	First stage programmed to begin Jan 2026
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Culbokie Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	

DINGWALL

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
		DW01	Dingwall North - Craig Road		0	0	0	2	2	2	2	2	2	2	10	24			
	DW02	Dingwall North - South of Tulloch Castle		20	27	10	0	0	50	0	0	0	0	0	107				
	DW04	Land Opposite Sherriff Court		0	0	0	0	3	3	3	1	0	0	0	10				
	WF_22/01126/PIP	Meiklefield Road		0	0	28	30	30	19	0	0	0	0	0	107				
	WF_22/02175/FUL	Mill Street		0	4	0	0	0	0	0	0	0	0	0	4				
		Total		20	31	38	32	35	74	5	3	2	2	10	252				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	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.	Standard rate													2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Community Facilities	Two new multi use games areas within Dingwall North.	All housing development within Dingwall North (sites within active travel distance of residential allocations DW01 - DW03 as shown in IMFLDP2).	Standard rate															THC, Developers, HLH	Collection of developer contributions ongoing informed by Dingwall Developer Contributions Protocol.
Schools	St Clements Special School - Replacement of existing school	N/A	Currently, no contribution required.													Earliest operational date 2030/31	£50M in THC Highland Investment Plan May 2025 (including replacement Dingwall Primary School)	THC	
Schools	Dingwall Academy	All housing developments within the school catchment	No current capacity issues therefore contributions not required.																
Schools	Dingwall Primary - replacement primary school due to condition and suitability issues	All housing developments within the school catchment	No current capacity issues therefore contributions not required.													Earliest operational date 2030/31	£50M in THC Highland Investment Plan May 2025 (including replacement St Clements Special School) 2025	THC	At design stages

Transport	Road and active travel improvements to facilitate the delivery of some of the otherwise constrained housing development	All development within Dingwall Primary catchment area may be liable	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.													Early phases complete		THC, Developers	Collection of developer contributions ongoing informed by Dingwall Developer Contributions Protocol.
Transport	Dingwall Active Travel Audit Action 1 - Segregated AT infrastructure where possible including safe crossing points at desire lines between the A834 Strathpeffer Road and Old Evanton Road (via Docharty Road and St Andrews Road). Route passes through Dingwall North housing developments.	All development within Dingwall Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													ongoing	Estimated project cost £1-2M	THC	
Transport	Dingwall Active Travel Audit Action 2 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on Tulloch Avenue and Tulloch Castle Drive. Route connects Dingwall North Housing with schools, leisure centre and A862. Tulloch Avenue is on the National Cycle Network (NCN).	All development within Dingwall Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.														Estimated project cost £280,000 to £530,000	THC, Sustrans (NCN Team)	
Transport	Dingwall Active Travel Audit Action 3 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on the A862 through Dingwall. Provides links with Key Trip Generators; Town Centre Shops, places of employment, supermarket, High School, etc. Part of the route is on the NCN.	All development within Dingwall Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	Estimated cost £1,400,000 to £2,600,000	THC, Sustrans (NCN Team)	

Transport	Dingwall Active Travel Audit Action 4 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on Tulloch Street, High Street and Station Road. Link through Town Centre and main bus and railway stations. Part of the route is on the NCN.	All development within Dingwall Primary catchment area may be liable.	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	Estimated cost £400,000 to £750,000	THC, Sustrans (NCN Team)	
Transport	Dingwall Active Travel Audit Action 5 - Deliver high quality public realm including secure cycle parking, seating, parklets and other active travel amenities on the High Street between the A862 (Newton Road) and Tulloch Street.	All development within Dingwall Primary catchment area may be liable.	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	Estimated cost £180,000 to £230,000	THC	
Transport	Dingwall Active Travel Audit Action 6 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on the A834 through Dingwall. Provides links to residential site, industrial estates and Town Centre.	All development within Dingwall Primary catchment area may be liable.	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	Estimated cost £600,000 to £1,200,000	THC	
Transport	Dingwall Active Travel Audit Actions 7-10 and Action 12 - Deliver small AT improvements in a variety of locations in Dingwall; crossings, footway improvements, cycle parking, etc.	All development within Dingwall Primary catchment area may be liable.	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	Small projects varying from £5000 to £450,000 with a total cost estimate of about £900,000 to deliver all actions.	THC	
Water & Waste	River Peffrey Flood Protection Scheme	Scheme required but currently unfunded commitment in THC Capital Programme 2024/2029	No contributions required												Ongoing	£1.237M. £150,000 for short term works identified May 2025	THC, Scottish Government	Scheme required but currently unfunded commitment in THC Capital Programme 2024/2029

DORES

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
		DO01	Land South of Dores Hall		0	0	0	0	5	5	0	0	0	0	0	10			
	DO02	Land South of Church		0	12	0	0	10	3	0	0	0	0	0	25				
		Total		0	12	0	0	15	8	0	0	0	0	0	35				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Dores Burial Ground - expansion	All housing developments within the school catchment	No contributions required													2024/25	£254K in THC 2024/25 - 2029/28 Capital Programme	THC	Planning permission granted for access road and cemetery expansion July 2023
Schools	Aldourie Primary	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Schools	Inverness Royal Academy - expansion	All housing developments within the school catchment.	£3,905													New school completed 2016. Any requirement for expansion under review.		THC	New school included increased capacity that was forward funded by the Council. Any requirement for expansion under review.
Transport	Traffic calming and highways improvements scheme	All development within Aldourie Primary catchment area may be liable	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.														TBC	THC, Developer	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Aldourie Primary catchment area may be liable	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, Developer	

DRUMNADROCHIT

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
		DR01	Former A82 Retail Units		0	0	0	0	10	0	0	0	0	0	0	10			
	DR02	Land Adjoining Supermarket		14	14	15	0	0	0	0	0	0	0	0	43				
	DR03	Drum Farm		35	24	35	0	0	0	0	0	0	0	0	94				
		Total		49	38	50	0	10	0	0	0	0	0	0	147				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	None currently identified.	None currently identified.	None currently identified.																
Schools	Glenurquhart Primary School - expansion	All housing developments within the school catchment	TBC													TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues. Any requirement for future expansion under review.
Schools	Glenurquhart High School	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Transport	A831 Bridges - repair and refurbishment of 4 bridges on the A831 in Glenurquhart		No Contributions required													2024	£960,000	THC	Contract awarded June 2024. Works expected 2024.
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Glenurquhart High School catchment area area may be liable	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	
Water & Waste	Drumnadrochit Flood Prevention Scheme (River Enrick FPS/NFWMS)	Safeguards development potential of allocation DR04.	No Contributions required													2019-2022	£3.111M	THC, Scot Gov	Scheme completed in September 2022.

EVANTON

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
HLA 2024	EV01	Teandallon East		0	0	0	30	30	20	20	0	0	0	0	100				
	EV02	Southeast of Evanton Bridge		0	0	0	0	0	0	10	10	10	0	0	30				
	EV03	Drummond Farm		0	0	0	0	5	5	5	0	0	0	0	15				
	WF_16/01842/PIP	Culcairn		0	50	19	26	50	15	0	0	0	0	0	160				
		Total			0	50	19	56	85	40	35	10	10	0	0	305			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Averon Leisure Centre - Expand and upgrade fitness suite and provision of fitness studio for classes.	All housing development within Alness Academy catchment.	Standard rate													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.	Standard rate													TBC	£100K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Kiltearn Primary	All housing developments within the school catchment	No current capacity issues therefore contributions not required													TBC	TBC	TBC	Adjoining land to be acquired in 2024 for school car park and new nursery building.
Schools	Alness Academy	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All housing development within Kiltearn Primary School Catchment.	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	
Transport	Reopening of Evanton railway station	N/A	No Contributions required													Not known	Not known	THC, HiTrans, Network Rail, Transport Scotland	Application in 2018 to Local Rail Development Fund was unsuccessful.

FORT AUGUSTUS

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	FA01	Glebe		0	0	0	0	0	5	5	0	0	0	0	10				
	FA02	Village Centre		0	0	0	0	0	0	0	0	0	0	0	0				
		Total		0	0	0	0	0	5	5	0	0	0	0	10				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	None currently identified.	None currently identified.	None currently identified.																
Schools	Kilchuimen Academy	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Schools	Kilchuimen Primary	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Kilchuimen Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	
Transport	Foyers Bailey Bridge Repairs		No Contributions required													2027	£150,000		Not started. Structures Team Alness
Transport	Loch Arkaig Bridge Deck Replacements		No Contributions required													2024			Bridge deck replacements by third party
Transport	Car Parking / Active Travel Improvements	Part of development of allocation FA02.	No Contributions required													2021/2022	Not known	THC	Village centre car park expanded and improved in 2021-2022.

FORTROSE & ROSEMARKIE

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals					
	FR01	Greenside Farm		8	8	0	0	0	0	0	0	0	0	0	0	16				
	FR02	Ness Gap		0	0	4	4	0	0	0	0	0	0	0	0	8				
		TOTAL		8	8	4	4	0	16											
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status	
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment. Project identified in IMFLDP2 Fortrose and Rosemarkie settlements text.	Standard rate													2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.	
Schools	Avoch Primary - expansion	All housing developments within the school catchment	£6,659 per home													Completed August 2021	Completed	THC, HLH	The Highland Council have forward funded the expansion of school provision to address known capacity issues.	
Schools	Fortrose Academy - Refurbishment and partial rebuild due to suitability and condition issues	All housing developments within the school catchment	No current capacity issues therefore contributions not required													Target overall completion in 2030/31	£24M in THC Highland Investment Plan May 2025	THC, HLH	First stage programmed to begin Jan 2026	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Fortrose Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC			
Transport	Traffic management and monitoring for key routes through the villages	N/A	No contributions required													Not known	Not known	THC, Developers		

INVERGORDON

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	IG01	Cromlet			35	0	48	10	0	0	0	0	0	0	0	93			
IG02	Invergordon Mains			0	0	0	0	0	0	0	0	0	0	65	65				
IG03	Land south west of Railway Station			0	0	0	0	0	0	0	0	0	6	10	16				
IG04	Disused Fuel Tank Farm			0	0	0	0	0	0	15	15	15	0	0	45				
WF_23/05466/FUL	Roskeen			0	0	63	0	0	0	0	0	0	0	0	63				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Invergordon Leisure Centre - Expand changing room capacity, additional parking provision, swimming pool upgrades, aquatic provision and synthetic pitch.	All housing development within Invergordon Academy catchment.	Standard rate													Linked to Invergordon Academy refurbishment/ replacement.	£1.8M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Park Primary - replacement due to fire damage	All housing developments within the school catchment	No current capacity issues therefore contributions not required													2024-2029	£11M. Only £250,000 in THC Capital Programme 2024/2029.	THC	Dependent on outcome of funding application.
Schools	South Lodge Primary School	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Schools	Invergordon Academy	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Invergordon Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	

Transport	Improvement to Tomich Junction with A9 Trunk Road and upgrades to internal road network.	<p>All allocations within Invergordon as shown in IMFLDP2 and any other site which bring impacts will be required to contribute when an enhancement scheme has been confirmed.</p> <p>Proposal to expedite delivery of project - with contribution from Transport Scotland towards safety element - and identify a per house / per m2 / per trip cost for the scheme. Justification is that project is integral part of the Council supporting and enabling the I&CFGF Project and to avoid a site by site approach that has hindered delivery of the scheme to date.</p>	A mechanism will be established for seeking proportionate contributions from proposed developments in the surrounding area.											Not known	TBC but indicative roundabout cost of £5.2M (unfunded item in THC Capital programme 2024-2029) - Green Free Port Seed funding £1.9M	THC, Developers, Transport Scotland	No enhancement scheme has currently been confirmed.
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INVERNESS CITY

	LDP Site Reference	Site Name													Totals				
			2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39						
	INC01	Diriebught Depot	0	0	0	0	0	0	0	0	0	0	0	70	70				
	INC02	Porterfield Prison	0	0	0	0	40	0	0	0	0	0	0	0	40				
	INC04	North East of Academy St	2	0	0	0	0	0	0	0	10	10	58	80					
	INC05	Shore Street City Centre Expansion	0	0	0	0	20	20	20	20	20	0	100	200					
	INC10	Inverness Castle and Bridge Street	0	0	0	0	0	0	0	0	0	0	35	35					
	WF 22/04112/FUL	Craigton Avenue	0	0	0	0	0	0	0	0	0	0	0	0	0				
	INE01	Easterfield	0	28	0	8	30	8	0	0	0	0	0	74					
	INE02	Ashton South	0	0	0	0	0	0	0	0	0	40	70	110					
	INE03	Ashton East	0	0	0	0	0	0	0	0	45	45	200	290					
	INE05	Stratton North	0	0	0	0	0	80	35	35	35	35	75	295					
	INE06	Stratton East	50	80	36	0	0	0	0	0	0	0	0	166					
	INE07	Milton of Culloden South	0	0	0	35	40	40	40	40	40	40	110	385					
	INE11	Castlehill	0	0	0	0	0	40	40	40	5	0	0	125					
	INE12	Castlehill Road	0	0	0	0	0	10	0	0	0	0	0	10					
	INE13	Ashton West	0	0	0	0	0	50	0	0	0	0	0	50					
	INE14	Cradlehall Court	0	0	0	0	10	5	0	0	0	0	0	15					
	INE15	Ashton Central	0	0	0	0	0	0	0	0	40	40	140	220					
	INE16	Stratton West	0	0	0	0	0	40	25	0	0	0	0	65					
	INE17	Stratton Central	0	0	0	5	20	0	0	0	0	0	0	25					
	INE18	Balloch Farm	49	0	0	50	0	50	0	0	0	0	0	149					
	INS01	Drakies House	21	0	5	0	0	0	0	0	0	0	0	26					
	INS02	Inshes Small Holdings	0	0	0	0	0	20	30	30	21	0	0	101					
	INS03	Druid Temple	15	35	45	45	15	0	0	0	0	0	0	155					
	INS04	Milton of Leys Centre	0	0	0	12	0	0	0	0	0	0	0	12					
	INS06	Bogbain West	0	0	8	25	35	32	0	0	0	0	0	100					
	INS07	Earls Gate	10	12	28	43	22	0	0	0	0	0	0	115					
	INS08	Drummond Hill	19	13	0	0	0	0	0	0	0	0	0	32					
	INS09	Ness-side Central	70	70	70	70	70	70	35	0	0	0	0	455					
	INS10	Holm Burn Place	0	0	0	0	0	0	5	5	0	0	0	10					
	INS11	Ness Castle West	11	5	0	40	40	40	40	29	0	0	0	245					
	INS12	Ness Castle East	0	0	0	0	0	0	0	11	40	20	71						
	INS13	Ness-side South	0	0	0	0	20	20	20	20	20	20	80	200					
	INS14	Wester Inshes	0	0	22	27	25	25	25	16	0	0	165						
	INS16	Ness-side North	0	0	0	0	0	0	0	30	30	30	30	120					
	INS17	Knocknagael	0	0	0	0	0	30	10	30	30	0	0	100					
	INS19	East of Milton of Leys Primary School	0	0	24	0	0	0	0	0	0	0	0	24					
	INS21	Inshes Road	0	0	0	0	0	0	0	0	0	0	0	0					
	WF 22/03219/PIP	Inverness Milton of Leys South	0	50	80	80	80	80	30	0	0	0	0	400					
	WF 19/05612/FUL	Island Bank Road	0	4	0	0	0	0	0	0	0	0	0	4					
	INW01	East of Stornoway Drive	0	0	15	70	30	30	30	30	30	30	155	420					
	INW02	South of Golfview Road	26	27	26	8	0	0	0	0	0	0	0	87					
	INW03	East of Golfview Road	0	0	0	0	0	0	0	0	0	0	0	0					
	INW04	West of St Valery Avenue	0	8	0	0	0	0	0	0	0	0	0	8					
	INW05	Westercraigs North	33	21	0	0	0	0	0	0	0	0	0	54					
	INW06	Westercraigs South	0	0	0	0	0	0	0	0	0	0	0	0					
	INW08	Torvean North	0	48	40	30	0	0	0	0	0	0	0	118					
	INW09	Torvean South	0	0	0	0	0	0	10	0	0	0	0	10					
	INW10	East of Muirtown Locks	0	0	0	0	0	0	0	0	0	0	0	0					
	INW11	Muirtown Basin	0	0	0	0	0	0	0	0	0	0	20	20					
	WF 16/03534/FUL	Torvean Caravan Park	0	0	0	0	0	12	0	0	0	0	0	12					
		Total	306	401	399	548	497	702	395	345	382	330	1163	5468					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required												Timescales	Cost and Funding	Delivery Partners	Status	
Community Facilities	Central Inverness, Millburn Academy - Expansion to provide new larger fitness room, fitness studio for classes and changing facilities.	N/A	No contributions required												TBC	TBC	HLH, THC		

Community Facilities	Central Inverness, Spectrum Centre - Condition improvements.	N/A	No contributions required													TBC	TBC	HLH, THC	
Community Facilities	East Inverness, 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 in IMFLDP2	Ashton District Park rate specified in Inverness East Development Brief.													Dependent on the rate of development	TBC	Developers, HLH, THC, Community Association	Laying out of park by THC, furnishing with equipment by Community Association
Community Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2	Sports facility rate specified in Inverness East Development Brief													TBC	Cost estimate of £4.7M	THC, UHI, HIE, HLH, sportscotland	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.
Community Facilities	Allotments/ Growing Space Delivery in locations identified in Masterplan from Inverness East Development Brief	Direct developer provision	No contributions required													Ongoing	Developers	Developers	Planning applications submitted within sites identified to potentially include allotments, including Stratton Central and Milton of Culloden South
Community Facilities	South Inverness, Hilton Community Centre - Expansion of fitness room, fitness studio for classes and changing facilities.	All housing development within Inverness Royal Academy Secondary School Catchment.	New standard contribution rates.													2028	£2M	HLH, THC	Business case and drawings prepared.
Community Facilities	South Inverness, Inshes District Park - complete	As per Inshes and Milton of Leys Development Brief.	Current contribution rate of £2370 per house used for forecasting															THC	
Community Facilities	Inverness Crematorium and Kilvean Cemetery	N/A	No contributions required													2021-2023	£1.2M identified in THC Capital Programme 2024-2026.	THC	TBC

Community Facilities	West Inverness, Charleston Academy, Charleston Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per Sport Scotland guidelines)	All housing development within Charleston Academy Catchment.	New standard contribution rates.													2024/25	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Community Facilities	Bught Park - New sports pavilion, refurbishment of stadium, and replacement changing rooms.	N/A	No contributions required													2024-2025	£9.6M	HLH/HC/Camana chd Association/Government	Under construction - planned for completion 2025
Community Facilities	Northern Meeting Park - new community pavilion, refurbishment of grandstand and improved access.	N/A	No contributions required													2024-2025	£5.9M	HLH/HC/Government	Under construction - planned for completion 2025
Community Facilities	Regional Sports facilities - New indoor tennis centre and indoor athletics training provision - Delivered as part of a wider Strategic sports plan for the Highlands	All housing development within High School Catchment and Torvean and Ness-side Development Brief	New standard contribution rates.													TBC	£3.8M	HLH, Tennis Scotland, Sport Scotland, LTA	Business case prepared. Agreement to submit outline funding bid to Transforming Scottish Indoor Tennis Fund (TSIT) by November 2018. Stage 1 application has been submitted to TSIT fund and developing toward to a Stage 2 application. Possibility of a phased approach with the initial provision of over-roofing an existing tennis facility, combined with the provision of an indoor athletics training area.

Community Facilities	Regional Sports facilities - New indoor tennis centre and indoor athletics training provision - Delivered as part of a wider Strategic sports plan for the Highlands	All housing development within High School Catchment and Torvean and Ness-side Development Brief	New standard contribution rates.													TBC	£3.8M	HLH, Tennis Scotland, Sport Scotland, LTA	Business case prepared. Agreement to submit outline funding bid to Transforming Scottish Indoor Tennis Fund (TSIT) by November 2018. Stage 1 application has been submitted to TSIT fund and developing toward to a Stage 2 application. Possibility of a phased approach with the initial provision of over-roofing an existing tennis facility, combined with the provision of an indoor athletics training area.
Community Facilities	Regional Sports facilities - New indoor tennis centre and indoor athletics training provision - Delivered as part of a wider Strategic sports plan for the Highlands	All housing development within High School Catchment and Torvean and Ness-side Development Brief	New standard contribution rates.													TBC	£3.8M	HLH, Tennis Scotland, Sport Scotland, LTA	Business case prepared. Agreement to submit outline funding bid to Transforming Scottish Indoor Tennis Fund (TSIT) by November 2018. Stage 1 application has been submitted to TSIT fund and developing toward to a Stage 2 application. Possibility of a phased approach with the initial provision of over-roofing an existing tennis facility, combined with the provision of an indoor athletics training area.
Community Facilities	Inverness Leisure Centre - Development of extended fitness and strength and conditioning facilities, additional fitness studios for classes and internal reconfiguration to permit business growth and meet growing demand from west link developments.	All housing development within High School Catchment.	New standard contribution rates.													2022/23		HLH, THC	Prioritised to be delivered within the HLH's 3 year capital programme. Critical for business growth, to meet the existing and growing demand from the west link developments
Schools	Dochgarroch Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													TBC	THC	THC	

Schools	Dalneigh Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Merkinch Primary and Family Centre	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Schools	St. Joseph's RC Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Inverness High School - Final phase of refurbishment and partial rebuild to complete the overall retrofit programme due to suitability and condition issues	All housing developments within the school catchment.	No current capacity issues therefore contributions not required												Target overall completion in 2030/31.	£24M in THC Highland Investment Plan May 2025	THC, HLH, Scot Gov	First stage programmed to begin Jan 2026	
Schools	Aldourie Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Bun-sgoil Ghàidhlig Inbhir Nis	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Cauldeen Primary School	All housing developments within the school catchment.	TBC												TBC	TBC	TBC	TBC	
Schools	Farr (IN) Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Lochardil Primary School - expansion	All housing developments within the school catchment.	£2,273 per home												Completed August 2017	Completed	THC	The Higland Council have forward funded the expansion of school provision to address known capacity issues.	
Schools	Bilton Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required												TBC	TBC	THC		
Schools	Holm Primary School - expansion	All housing developments within the school catchment.	£2,477 per home												Completed August 2017	Complete	THC	The Higland Council have forward funded the expansion of school provision to address known capacity issues.	

Schools	Ness Castle Primary School - new school	All housing developments within the school catchment are required to contribute.	£10,837													Phase 1 complete February 2023	Phase 1 Complete	THC, Developers	The Higland Council have forward funded the new school to address known capacity issues. Requirement for phase 2 being kept under review.
Schools	Inverness Royal Academy - expansion	All housing developments within the school catchment are required to contribute.	£3,905													New school completed 2016. Any requirement for expansion under review.		THC	New school included increased capacity that was forward funded by the Council. Any requirement for expansion under review.
Schools	Crown Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Daviot Primary School (Mothballed)	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Drakies Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Raigmore Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Inshes Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Milton of Leys Primary and Nursery Annexe	All housing developments within the school catchment	£4,919 per home													Completed August 2022	Completed	THC, HLH	The Higland Council have forward funded the expansion of school provision to address known capacity issues. Nursery Annex complete 2022
Schools	Millburn Academy - expansion	All housing developments within the school catchment are required to contribute.	TBC													TBC	TBC	THC, HLH, Developers	
Transport	Delivery of the priority actions identified in Inverness Active Travel Audit															Ongoing	Not known	THC, Developers	

Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Inverness secondary school catchment areas may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	
Transport - Active Travel	Action 1 - High quality Active Travel route on A82 between Ness Bridge (including the bridge) and Tomnahurich Roundabout (Tomnahurich Street and Glenurquhart Road). Segregated active travel infrastructure where possible, including safe crossing points at desire lines and improvements to pedestrian and cycle provision on Ness Bridge.	Relevant development within the West Inverness Inset Map	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£800K - £1.6M	THC/Transport Scotland	
Transport - Active Travel	Action 2 - High quality Active Travel route on Castle Road and Castle Street. Consider one-way traffic flow on Castle Road and Castle Street to allow for segregated active travel infrastructure looping the castle including safe crossing points at desire lines	Relevant development within Inverness City Centre boundary	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£370K - £700K	THC	
Transport - Active Travel	Action 3 - Ness Bank, between Castle Road and the Infirmary Bridge Introduction of a cycle street on Ness Bank, where cars must give-way to cyclists with opportunity for bidirectional cycleway with the removal of parking on one side	Relevant development within Central and West Inverness Inset Maps	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£190K - £370K	THC	

Transport - Active Travel	Action 4 - Culduthel Road, between Castle Street and the A8082. Segregated active travel infrastructure where possible, including safe crossing points at desire lines	Relevant development within Central and South Inverness Inset Maps	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	£1.6M - £3M	THC	
Transport - Active Travel	Action 5 – High Quality Active Travel Route from Old Edinburgh Road to Inshes Roundabout	Relevant development within Central and South Inverness Inset Maps	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	£1M - £2M	THC	
Transport - Active Travel	Action 6 – High Quality Active Travel Route on Island Bank Road	Relevant development within West Inverness Inset Map	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	£1.3M - £2.4M	THC	
Transport - Active Travel	Action 7 – Liveable Neighbourhoods at Dalneigh, Merkinch, Hilton and Drakies	Relevant development within West and Central Inset Maps	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	£200K - £400K	THC	
Transport - Active Travel	Action 8 - Cycle and Pedestrian crossing point at Telford Street/Clachnaharry Road before Canal Bridge	Relevant development within West Inverness Inset Map	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	£5K - £50K	THC	

Transport - Active Travel	Action 9 - High Quality Active Travel Route on Telford Street between Friar's Bridge and Canal path.	Relevant development within Inverness Inset Maps	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.														Ongoing	£400K - £750K	THC	
Transport - Active Travel	Action 10 - Improvements on Kessock Bridge. Upgrade barriers to minimise bridge closures for pedestrians and cyclists as well as improved signage.	Relevant development within Inverness Inset Maps	Rate dependent on stage of project design. Indicative rate of £1,000 per house.														Ongoing	Cost TBC	Transport Scotland / THC	
Transport - Active Travel	Action 11 - High Quality active travel route through Longman - Harbour Road.	Relevant development within Inverness Inset Maps	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.														Ongoing	£900K - £1.6M	Transport Scotland / THC	
Transport - Active Travel	Action 12 - Cycle and pedestrian crossing point Longman Road at Harbour Road.	Relevant development within Inverness Central Inset Map	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.														Ongoing	£5K - £50K	Transport Scotland / THC	
Transport - Active Travel	Action 13 - One -way and high quality cycle street on Douglas Row, Glebe Street and Chapel Street.	Relevant development within Inverness Central Inset Map	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.														Ongoing	£10K - £20K	THC	

Transport - Active Travel	Action 14 - Pedestrianisation and filtering of City Centre Streets; Queens Gate, Union Street and Post office Avenue.	Relevant development within Inverness Central Inset Map	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£45K - £60K	THC	
Transport - Active Travel	Action 15 - Schools Street Initiative on Drummond Road and King Street.	Relevant development within Central and South Inverness Inset Maps	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£18K - £36K	THC	
Transport - Active Travel	Action 16 - Active Travel Improvements on Ardross Terrace	Relevant development within West Inverness Inset Map	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC	
Transport - Active Travel	Action 17 - Minor Improvements on Ness Walk and Huntly Street; signage, wayfinding, removal street clutter and parking reallocation.	Relevant development within West Inverness Inset Map	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£60K to £80K	THC	
Transport	Inverness Lorry Park - car parking / active travel																		
Transport	Inverness Rail Station Masterplan- Major redevelopment of Inverness Rail Station, Farraline Park and former Royal Mail land and buildings into major mixed use regeneration area	N/A														Phase 2 underway, Outline Business Cases by end 2022	Acquisition of land by Network rail, funded by TS. Additional funding for consultants for Phase 2 work TBC	Network Rail, Transport Scotland, ScotRail, THC, HITRANS, Sustrans	Phase 1 complete, Phase 2 to OBC underway, reporting end 2022

Transport	East Link and Inshes Corridor East Link (A9/A96 Inshes to Smithton Link Road): Construction of new link road between A96 Smithton Roundabout and A9 Inshes Junction, addition of southbound lane on A9 between Raigmore and Inshes Junction and additional lanes on Inshes Overbridge. Inshes Corridor: Reconfiguration of Inshes Junction and associated changes to surrounding road network.	All allocations within 'East Inverness' as shown in IMFLDP. Any other site which brings impacts.	East Link and Inshes Corridor rate specified in Inverness East Development Brief												Construction funding and timescale still to be confirmed.	Total: £41.5M East Link: £25-35M Inshes Corridor: £9.9M (City Region Deal commitment.)	Transport Scotland; THC, Developers, Landowners.	A9/A96 Inshes to Smithton Scheme: Road Orders made in May 2024 and came into force in June 2024. General Vesting Declaration progressed and land acquisition negotiations underway in 2025. Inshes Corridor Scheme given THC Capital Programme commitment of £9.9M for period 2024-2029 at meeting of June 2024.
Transport	Inshes Junction Improvement Phase 2														Ongoing	£9.9M	Transport Scotland, Developers	Included within THC Capital Programme for 2024-2029.
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Assumed £200/house.												Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	Dedicated Cycleway Provision of high-quality segregated cycle route across Inverness East, linking eastern city suburbs with city centre	Relevant development within East Inverness Inset Map	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												First section across Stratton 2019-2023 Extension into Ashton Farm 2024-2028 Completion of link to Retail Park/ Inverness Campus 2029-2033	Transport Scotland (City Region Deal), Developers	Transport Scotland, Developers	Western section progressing to detailed design stage
Transport	Ness Bridge - scheme to address problems with structural half-joints. Options likely to include placing weight restriction on the bridge, and reducing number of lanes.														Unknown	Unknown		Led by Structures Team Alness

Transport	Inverness Retail & Business Park Road improvements and sustainable transport (inc. Bus Bridge to Campus)	All development within Inverness Business and Retail Park	Dependent on nature and scale of proposal and detailed scheme of improvements.													Bus bridge operational 2020. Timescales for further improvements dependant on timing and scale of development.	Cost unknown, THC, HIE, Sustrans, Developers	THC, HIE, Sustrans, Developers	
Transport	Park and Ride Facility in Inverness East Temporary 150 space facility followed by permanent 500 space facility	Committed as part of Stratton Farm new town planning consent														Temporary facility required prior to occupation of retail facility; permanent facility prior to completion of 551 homes		Developers / THC / HiTrans	Timing subject to pace and mix of adjoining development
Transport	Raigmore Bus Gate (Raigmore neighbourhood through Hospital onto Old Perth Road)	Complete													Operational March 2024	Funded by Transport Scotland Bus Partnership Fund	THC, NHS Highland , HITRANS, Stagecoach	Operational March 2024	
Transport	Infirmary Bridge repairs			£500,000													Named project on capital programme		Structures Team Alness. Design.
Transport	Inverness West Link Road Scheme	All development within Torvean and Ness-side Development Brief Area or SDR agreement area.	Complete. Partly forward funded by THC. Rate specified in Torvean and Ness-side Development Brief.												Completed 2021	£43.352M	THC, Developers	Complete. Partly forward funded by THC.	
Water & Waste	Mill Burn Flood Prevention Scheme																Listed but unfunded in 2024/25 - 2029/29 THC Capital Programme	THC	TBC
Water & Waste	Smithton/Culloden Flood Alleviation																Listed but unfunded in 2024/25 - 2029/29 THC Capital Programme	THC	Mostly complete
Water & Waste	Inverness Waste Transfer Station (Longman)														Operational April 2023	THC	THC	Operational April 2023	

Development	Inverness City Gateways	N/A														2022	£66K identified in THC Capital Programme Dec 2021	THC	TBC
Development	Inverness Castle Converted to international visitor attraction	N/A														Planned opening 2025	£30M	THC, HLH, Scottish and UK Government	Development ongoing

KILTARLITY

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals					
	KT01	Glebe Farm Phase 2		0	0	2	3	3	3	3	3	3	3	3	1	24				
		Total		0	0	2	3	1	24											
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	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.	Standard rate													2024/25		THC, HLH		
Schools	Charleston Academy - replacement secondary school with additional capacity	All housing developments within the school catchment.	£11,822*													Earliest operational date 2029/30	£80M in THC Highland Investment Plan May 2025	THC, HLH	Planning permission in principle granted May 2024. At detailed design stage	
Schools	Tomnacross Primary	All housing developments within the school catchment	No current capacity issues therefore contributions not required																	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Tomnacross catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer		
Transport	Widening of the village spine and side roads	All allocations within Kiltarlity SDA as shown in the IMFLDP and any other site which bring impacts required to contribute.	Contribution rate dependent on stage of project design. Indicative rate of £200 per house.													Not known	Not known	THC, Developers		

KIRKHILL

	LDP Site Reference	Site Name		2024-	2025-	2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	Totals				
				25	26	27	28	29	30	31	32	33	34	39					
HLA 2024	KH01	East of Birchbrae Drive		0	0	0	6	4	5	5	5	0	0	0	25				
	KH02	Achnagairn		0	0	0	0	0	30	0	0	0	0	0	30				
	KH03	Groam Farm		2	0	0	0	0	0	0	0	0	0	0	2				
	KH04	Contractor's Yard		0	0	0	0	0	0	0	0	0	0	10	10				
	WF_21/01759/FUL	Mains Of Fingask Steading		0	20	0	0	0	0	0	0	0	0	0	20				
	Total			2	20	0	6	4	35	5	5	0	0	10	87				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required												Timescales	Cost and Funding	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.	Standard rate												2024/25		THC, HLH		
Schools	Charleston Academy - replacement secondary school with additional capacity	All housing developments within the school catchment.	£11,822*												Earliest operational date 2029/30	£80M in THC Highland Investment Plan May 2025	THC, HLH	Planning permission in principle granted May 2024. At detailed design stage	
Schools	Kirkhill Primary School - expansion	All housing developments within the school catchment.	TBC												TBC	TBC	THC		
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Kirkhill Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	TBC	THC, developer		

MARYBURGH

HLA 2024	LDP Site Reference	Site Name	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	MB01	Land West of Maryburgh Roundabout	0	0	0	12	0	0	0	0	0	0	0	0	12			
		Total	0	0	0	12	0	0	0	0	0	0	0	12				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required												Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Maryburgh Amenities Centre Redevelopment - Enhance current community facilities including reuse of former school site.	All housing sites within Dingwall Academy catchment require to contribute towards community facilities as identified in the IMFLDP settlement text.	Standard rate												2024 onwards	£762K	Maryburgh Amenities Company Ltd, THC	Business plan for the redevelopment project was finalised in May 2017. Currently finalising proposals and exploring funding options.
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and inclusive facilities throughout	All housing development within Dingwall Academy catchment.	New standard rate applies.												2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Ben Wyvis Primary - expansion	All housing developments within the school catchment	£8,690 per home												Completed 2021	Complete	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Dingwall Academy	All housing developments within the school catchment	No current capacity issues therefore contributions not required															
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Ben Wyvis Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	TBC	THC, developer	

MUIR OF ORD

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	MO01	Lochan Corr		0	0	74	15	15	0	0	0	0	0	0	104				
	MO02	Land South of The Cairns		0	0	0	15	30	15	0	0	0	0	0	60				
	TOTAL			0	0	74	30	45	15	0	0	0	0	0	164				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Leisure and amenity hub - 4G sports pitch, recreational walks and changing facilities	All housing development within Dingwall Academy catchment.	Standard rate													Not known	£1M+, Funding from developers and other sources (TBC)	Community - Muir of Ord Hall and Facilities Company	Community consultation to inform brief for project - 2018/19. Identify funding partners thereafter.
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and inclusive facilities throughout	All housing development within Dingwall Academy catchment.	Standard rate													2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Tarradale Primary - expansion	All housing developments within the school catchment	£5,410 per home													Completed August 2018	Complete	THC, Scot Gov	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Dingwall Academy	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Tarradale Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	
Transport	Complete active travel connection between Beauy and Muir of Ord on west side of Great North Road	All development within Tarradale Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Not known	Not known	THC, Developers	
Transport	Active travel connection between Muir of Ord and Conon Bridge	All development within Tarradale Primary catchment area may be liable	Rate of £1,955 specified in existing S75 Legal Agreement													Not known	£1.9M	THC, Developers, Landowners	Feasibility study prepared in 2017

MUNLOCHY

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals					
HLA 2024	ML01	Hillpark Brae		0	11	11	10	0	0	0	0	0	0	0	32					
	ML02	Land South of the Post Office		0	0	0	8	7	0	0	0	0	0	0	15					
		Total		0	11	11	18	7	0	0	0	0	0	0	47					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status	
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment area.	Standard rate													2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.	
Schools	Munloch Primary	All housing developments within the school catchment	No current capacity issues therefore contributions not required																	
Schools	Fortrose Academy - Refurbishment and partial rebuild due to suitability and condition issues	All housing developments within the school catchment	No current capacity issues therefore contributions not required													Target overall completion in 2029/30	£24M in THC Highland Investment Plan May 2025	THC, HLH	First stage programmed to begin Jan 2026	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Munloch Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	Feasibility work for Black Isle strategic link ongoing.	

NAIRN

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	HLA 2024	NA01	Achareidh		0	0	0	0	0	0	0	0	0	0	30	30			
NA02		Former Showfield East		0	0	0	0	0	0	0	0	0	0	20	20				
NA03		Nairn Town Centre		0	0	0	10	10	0	0	0	0	0	0	20				
NA04		Sandown		0	0	0	0	0	0	58	0	0	0	50	108				
NA05		West of Primary School		0	0	0	0	0	0	0	0	0	0	0	0				
WF_23/05237/MSC		Delnies		50	75	75	75	25	0	0	0	0	0	0	300				
		Total			50	75	75	85	35	0	58	0	0	0	100	478			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Nairn Leisure Centre - Expansion to provide fitness studio for classes and changing village to be incorporated.	All housing development within Nairn Academy catchment	New standard community rate.														£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Auldearn Primary School	All housing developments within the school catchment.	£3,155 per home																
Schools	Cawdor Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Millbank Primary	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Rosebank Primary	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract sportscotland funding	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													Operational August 2026	£54.8M (Learning Estate Investment Programme), part funding within THC Capital Programme Dec 2024-2027.	THC, HLH, Scot Gov	Construction commenced February 2025
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.	Rate specified in Green Networks SG													Ongoing	Up to £4.785m	THC, Developers, Landowners	
Transport	A96 Dualling Inverness to Nairn (including Nairn Bypass)	Delivered as part of A96 Dualling Programme.														Previously stated as a phased programme to 2030.	Transport Scotland	Transport Scotland	Orders for the A96 Dualling inverness to Nairn (including Nairn Bypass) scheme made and came into force in March 2024. Subject to there being no legal challenge to the Court of Session then land acquisition will commence in 2024.

Transport	Action 1 - High quality active travel route through Nairn - A96 from Balmakeith Industrial Estate to Delnies Wood Caravan Park (5.5km). Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£2.5m to £4.8m	THC, SUSTRANS, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 2 - Cycle Street on Harbour Street - from Nairn Harbour to A96 (0.5km). Introduction of a cycle street on Harbour Street, where vehicles must give way to cyclists. Possible opportunity for a bidirectional cycleway and removal/reallocation of on-street parking.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£230k to £440k	THC, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 3 - Minor Improvements on the Fraser Park Path. Fraser Park Path, from A96 to Nairn Coastal Path (1.25km). Minor improvements including signage and resurfacing.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£190k to £250k3	THC	Nairn Active Travel Masterplan Priority
Transport	Action 4 - Minor improvements on the Coastal Path (U54) - Coastal Path, from Nairn Golf Club to Nairn Harbour (2km). Minor improvements including signage, path widening, information boards and markings to separate users where appropriate.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£350k to £460k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 5 - Pedestrianisation of The Brae, between the High Street and A96 (0.08km). Pedestrianise The Brae to provide a safe and traffic free route for active travel users - timed restriction retaining current road layout with minor changes.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£12k to £16k	Community Group, SUSTRANS	Nairn Active Travel Masterplan Priority
Transport	Action 6 - Bus Gate on High Street between Gordon Street and Leopold Street (0.37km). Bus gate to prevent vehicles accessing the High Street, with the exception of blue badge holders, emergency vehicles and servicing.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£170k to £330k	THC	Nairn Active Travel Masterplan Priority

Transport	Action 7 - One way high quality active travel route on Mill Road. Mill Road, between the High Street and B9090, and George Street to provide link to the train station (1km). One-way vehicle movements on Mill Road to allow for segregated active travel infrastructure where possible, including safe crossing points at desire lines. Link to the train station from Mill Road via George Street	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£610k to £1.16m	THC, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 8 - Nairn Swimming Pool public realm improvements. Improvements to the public realm outside Nairn swimming pool, including cycle repair stand, sheltered cycle parking, and map/information board and seating.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£150k to £200k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 10 - Public realm improvements and neighbourhood mobility hub at Nairn Railway Station.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£180k to £300k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 11 - Minor improvements on the Nairn River walk; A96 to Firhall (2km). Signage, resurfacing and improved access at the Firhall Bridge.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£270k to £360k	THC, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 12 - Filtered streets on Seafield Road and Seabank Road connecting to the Town Centre (6km). Filtered streets, providing a safe space for pedestrians and cyclists and prohibiting access to private vehicles.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£36K to £72K	THC	Nairn Active Travel Masterplan Priority
Transport	Action 13 - School Streets initiative at Rosebank and Millbank Primary Schools. School streets on Lodgehill Road and Millbank Crescent; filtered streets during school drop-off and pick-up to create safer environment for children to walk and cycle to school.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£12k to £24k	THC	Nairn Active Travel Masterplan Priority

Transport	Action 14 - High quality cycle parking (sheltered) at Falconers Lane and Balmakeith Industrial Park.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£20k to £40k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 15 - Lochloy Active Travel Bridge. An active travel bridge across the railway line to provide a pedestrian and cycle link between Balmakeith Industrial Estate and Lochloy development	All development within Nairn Academy catchment area may be liable	£2,600 rate applied													Ongoing	£1.8m to £2.5m	THC	Nairn Active Travel Masterplan Priority
Transport	Action 16 - High quality active travel route on A939; Househill Terrace to Granny Barbour's Road. Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	All development within Nairn Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	£460k to £880k	THC	Nairn Active Travel Masterplan Priority
Transport	Old White Bridge - repairs to historic arch bridge near Cawdor					#####										2026	£230,000	THC	Being progressed by THC Structures Team
Water & Waste	River Nairn and Auldearn Burn Flood Protection Study	N/A														Unknown	Listed but unfunded in 2024/25 - 2028/29 THC Capital Programme	THC	
Planning Policy	Nairn Community Town Centre Action Plan - Includes a range of proposals and opportunities identified by local residents, businesses and community groups to increase footfall and deliver regeneration in Nairn town centre.															Ongoing	Not known	Community, THC	Ongoing
Development	Nairn High Street Regeneration	N/A														2021/22	£56K identified in THC Capital Programme Dec 2021	THC	TBC

NORTH KESSOCK

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	NK1	Bellfield Farm		0	0	0	0	20	20	20	20	0	0	0	80				
		TOTAL		0	0	0	0	20	20	20	20	0	0	80	80				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment.	Standard rate													2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	North Kessock Primary - expansion	All housing developments within the school catchment	£3,698 per home													Completed August 2021	Completed	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Fortrose Academy - Refurbishment and partial rebuild due to suitability and condition issues	All housing developments within the school catchment	No current capacity issues therefore contributions not required													Target overall completion in 2029/30	£24M in THC Highland Investment Plan May 2025	THC, HLH	First stage programmed to begin Jan 2026
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within North Kessock Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	

SEABOARD VILLAGES

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals			Delivery Partners	Status
	SB01	Land East of Primary School		0	0	0	0	0	2	2	2	2	2	22	32				
	SB02	Land South of Shore Street		0	0	0	0	0	0	0	0	0	0	0	0				
	Total			0	0	0	0	0	2	2	2	2	2	22	32				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Tain Royal Academy Community Complex - options for future provision of leisure facilities in Tain currently being considered	All housing development within Tain Royal Academy catchment required to contribute.	TBC													New 3-18 Tain Campus with 4-court games hall, 2-court games hall, a dance studio, a full sized synthetic pitch, a full size grass pitch, a 7 aside synthetic pitch and 3 multi-use games areas due to open 2026/27. Future of TRACC at existing Tain Royal Academy site currently unknown.	5 current options range from £15M - £0. No funding currently allocated in the Council's Capital Programme.	HLH, THC	Consultation on 5 options undertaken from May - August 2025.
Schools	New Tain 3-18 Campus, no additional secondary capacity	All housing development within Tain Campus (secondary) catchment area	No current secondary school capacity issues therefore contributions not required													New 3-18 Tain Campus expected to open 2026/2027	£43.7M (Learning Estate Investment Programme), part funded from THC Capital Programme.	THC, HLH, Scot Gov	New 3-18 Tain Campus expected to open 2026/2027
Schools	Hilton of Cadboll Primary	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Hilton of Cadboll Primary catchment area may be liable	reference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	

STRATHPEFFER

HLA 2024	LDP Site Reference	Site Name														Totals				
			2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39							
	SP01	Kinellan North	0	1	1	0	1	0	0	0	0	0	0	0	3					
	SP02	Nutwood	0	0	0	0	0	5	5	5	0	0	0	15						
		TOTAL	0	1	1	0	1	5	5	5	0	0	0	18						
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status	
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and inclusive facilities throughout	All housing development within Dingwall Academy catchment.	Standard rate													2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.	
Schools	Dingwall Academy	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																	
Schools	Strathpeffer Primary	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Strathpeffer Primary catchment area area may be liable	Assumed £1,000 contribution rate per house.													Ongoing	TBC	THC, developer		

TAIN

LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
HLA 2024	TN01	The Grove	1	0	0	0	0	0	0	0	0	0	0	1				
	TN02	Kirksheaf Road	0	0	0	0	30	30	0	40	0	0	0	100				
	TN03	Land to Rear of Craighill Primary School	8	9	0	0	0	24	24	0	0	0	0	65				
	TN04	Tain Royal Academy	0	0	0	0	0	0	0	0	0	0	0	0				
	TN05	East of Burgage Drive	0	0	34	0	0	0	0	0	0	0	0	34				
	TN06	Knockbreck Road	0	0	0	0	0	0	40	0	0	0	0	40				
		TOTAL	9	9	34	0	30	54	64	40	0	0	0	240				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required												Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Tain Royal Academy Community Complex - options for future provision of leisure facilities in Tain currently being considered	All housing development within Tain secondary catchment required to contribute.	Standard Rate												New 3-18 Tain Campus with 4-court games hall, 2-court games hall, a dance studio, a full sized synthetic pitch, a full size grass pitch, a 7 aside synthetic pitch and 3 multi-use games areas due to open 2026/27. Future of TRACC at existing Tain Royal Academy site currently unknown.	5 current options range from £15M - £0. No funding currently allocated in the Council's Capital Programme.	HLH, THC, Scot Govt	Consultation on 5 options undertaken from May - August 2025.
Schools	Craighill Primary. New 3-18 Tain Campus, including additional primary capacity.	All housing developments within existing Craighill Primary School and future Tain Campus (primary only) catchment.	£10,517												New 3-18 Tain Campus expected to open 2026/2027	£43.7M (Learning Estate Investment Programme), part funded from THC Capital Programme.	THC, HLH, Scot Gov	New 3-18 Tain Campus expected to open 2026/2027
Schools	Knockbreck Primary. New 3-18 Tain Campus, including additional primary capacity.	All housing developments within existing Knockbreck Primary School and future Tain Campus (primary only) catchment.	£10,517												New 3-18 Tain Campus expected to open 2026/2027	£43.7M (Learning Estate Investment Programme), part funded from THC Capital Programme.	THC, HLH, Scot Gov	New 3-18 Tain Campus expected to open 2026/2027
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Tain Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	TBC	THC, developer	
Transport	Delivery of the priority actions identified in Tain Active Travel Audit	All development within Tain Academy catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	Not known	THC, Developers	

TOMATIN

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals					
	TM01	North of Ard Park		0	6	0	0	0	0	0	0	0	0	0	0	6				
	TM02	North West of Railway Viaduct		0	0	0	0	0	10	10	10	6	0	0	36					
		Total		0	6	0	0	0	0	10	10	10	6	0	0	42				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status	
Community Facilities	None currently identified.	None currently identified.	None currently identified.																	
Schools	Strathdearn Primary	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																	
Schools	Millburn Academy	All housing developments within the school catchment are required to contribute.	TBC													TBC	TBC	THC, HLH, Developers		
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Strathdearn Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer		
Transport	B9154 Moy Bridge	N/A	N/A													2028-2029	£150,000	THC	Not yet started. Structures Team Alness	
Transport	A9 Dualling Tomatin to Moy	N/A	N/A													Section complete by the end of 2027.	£185M	Transport Scotland	The Tomatin to Moy 9.6km £185M 6 mile section contract was awarded in July 2024 and the section to be open by the end of 2027.	
Transport	Tomatin Rail Station	N/A	N/A													Unknown	Unknown	THC, Transport Scotland, Network Rail	IMFLDP requires Scottish Transport Appraisal Guidance (STAG) study to explore potential	
Water & Waste	Upgraded WWTW maybe required to accommodate new development	N/A	N/A													Not known	Not known	Scottish Water, Developers		

TORE

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	TR01	By Woodneuk		0	0	3	0	0	6	6	2	0	0	0	17				
		Total		0	0	3	0	0	6	6	2	0	0	0	17				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Black Isle Leisure Centre - Expansion to include a fitness studio for classes and extended gym.	All housing development within Fortrose Academy catchment.	Standard rate													2028	£700K	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Tore Primary	All housing developments within the school catchment	No current capacity issues therefore contributions not required																
Schools	Fortrose Academy - Refurbishment and partial rebuild due to suitability and condition issues	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													Target overall completion in 2029/30	£24M in THC Highland Investment Plan May 2025	THC, HLH	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	All development within Tore Primary catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	TBC	THC, developer	First stage programmed to begin Jan 2026
Transport	Any improvements identified within Transport Scotland's A9 Tore to North Kessock Study	TBC	TBC													Initial development at Tore roundabout ongoing. Timescale for these, and other options in the corridor are TBC.	TBC	Transport Scotland, THC, Developers	A number of potential options were identified for Tore roundabout and Munloch (B9161) junction within the North Kessock to Tore corridor. Design work for signalisation/active travel improvements at Tore are ongoing (subject to successful resolution of objections to speed limit proposal). Any significant improvements at Munloch junction (roundabout, grade separation) would require developer funding as these are likely to be outwith the scope of existing casualty reduction budgets.

TORNAGRAIN

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	TG01	Tornagrain		45	63	85	85	85	85	85	85	85	85	425	1213				
		TOTAL		45	63	85	425	1213											
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	New secondary school community facilities - Later phases of development require a new multi purpose leisure facility to include a swimming pool and community hall.	All housing development within the Croy Primary School catchment and any new Tornagrain primary school catchment.														TBC	TBC	Developer, HLH, THC	
Community Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2 and/or future Torngrain Primary/Secondary catchment	Sports facility rate specified in Inverness East Development Brief.													TBC	Cost estimate of £4.7M	THC, UHI, HIE	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.
Schools	Croy Primary - expansion and new primary school at Tornagrain	All housing developments within the school catchment	TBC													2024/25 - 2028/29	£15.5M in THC Capital Programme 2024/25 - 2028/29	THC, Developers	Modular units have been installed and futher units are planned at Croy Primary. A statutory consultation process has been undertaken, and Members agreed to establish a new primary school to serve Tornagrain in February 2025. New school is now at design stages.
Schools	Culloden Academy - expansion Future new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing developments within the school catchment	TBC													Funding for new synthetic playing field 2024/25.	£3.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH, Developers	The Higland Council have forward funded the expansion of school provision to address known capacity issues
Transport	Upgrade Mid Coul Roundabout	Development within relevant primary school catchment/s	Developer funded													Unknown	Unknown	THC, developer	Timing of upgrade subject to requirement

Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Development within relevant primary school catchment/s	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	TBC	THC, developer	
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	TBC												Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	A96 Dualling Inverness to Nairn Phased improvements to the existing A96 including Nairn Bypass	N/A	TBC												Programme up to 2030	Fully funded by Transport Scotland	Transport Scotland	Orders for the A96 Dualling Inverness to Nairn (including Nairn Bypass) scheme made and came into force on 12 March 2024. General Vesting Declaration March 2025. Land acquisition negotiations progressing.

4) OTHER AREAS

ACTIONS				DELIVERY			
Type	Settlement/ Location	Infrastructure Projects	Developer contributions required towards infrastructure project	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Kilmorack	Kilmorack Burial Ground Extension or New Site	None	Ongoing	Limited (£120,000) THC capital programme commitment.	THC	Site investigations of suitable land ongoing in 2024.
Transport	Comar Bridge	Refurbishment - Lifeline Bridges		TBC	£30,000 was identified in THC Capital Programme for 2023/2024	THC	Project deferred for later capital programme review.
Transport	Dulsie Bridge	Dulsie Bridge		TBC	£5,000 was identified in THC Capital Programme for 2023/2025	THC	Project deferred for later capital programme review.
Transport	Area south of Loch Ness	South Loch Ness Road Improvement Strategy	All developments which put significant pressure on either B851, B862, B861 or B852 roads required to contribute towards appropriate upgrades.	Ongoing	Combination of developer contributions and public sector capital funding. £2.5M identified in THC Capital Programme 2024/2029.	THC, Developers	Ongoing

1) STRATEGIC INFRASTRUCTURE

ACTIONS		TIMESCALES	COST	DELIVERY		Source
Type	Infrastructure Project			Delivery Partners	Status	
Utilities	<p>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 supply. Projects currently planned by SHE Transmission include:</p>	2021 (Scotland wide project)	£7 Billion (Scotland wide project)	SSE Transmission, The Highland Council (THC)		
	Caithness-Moray HVDC: High Voltage Direct Current connection to Moray incorporating a HVDC Converter Station at Spittal.				Operational	https://www.ssen-transmission.co.uk/projects/project-map/caithness---moray/ https://www.ssen-transmission.co.uk/projects/project-map/caithness-hvdc-switching-station/
	Shetland Reinforcement: Incorporating a HVDC circuit to connect to the Caithness-Moray HVDC via a Switching Station in the vicinity of Noss Head, Wick.				Construction Phase	https://www.ssen-transmission.co.uk/projects/project-map/shetland/
	Orkney Strategic Reinforcement: Upgrading of the subsea connection to Orkney from the Caithness Coast.				Project Refinement stage	https://www.ssen-transmission.co.uk/projects/project-map/orkney/
	Beaully-Loch Buidhe: Replacement of the existing 132kV overhead line with a new 275kV overhead line.				Complete	https://www.ssen.co.uk/news-views/2017/2017-beaully-loch-buidhe-refurbishment-complete/
	Lairg-Loch Buidhe: A new substation in the vicinity of Lairg with an overhead line connection to a substation being built at Loch Buidhe, north of Spittal.				Construction Phase	https://www.ssen-transmission.co.uk/projects/project-map/lairg---loch-buidhe/
	Gills Bay Radial: Provision of a 132kV overhead line, with cabled sections, from the planned Thurso South substation to a new 132/33kV substation at Spittal.				Construction Phase	https://www.ssen-transmission.co.uk/projects/project-map/gills-bay-radial/
	Spittal and Loch Buidhe 400kV Substation with the overheadline 400kV				Early Development	https://www.ssen-transmission.co.uk/projects/project-map/loch-buidhe-area-400kv-substation/ https://www.ssen-transmission.co.uk/projects/project-map/spittal-loch-buidhe-beaully-400kv-connection/

ACTIONS		TIMESCALES	COST	DELIVERY		Source
Type	Infrastructure Project			Delivery Partners	Status	
Water Supply	Area of Coordinated Action: Pentland Firth and Orkney Waters Support a coordinated approach to planning for energy-related and other key development	Ongoing	Not known	Scottish Government, THC, Marine Scotland, Orkney Islands Council (OIC)	This action came from NPF3 which was replaced by NPF4 in Feb 2023. National Developments 1 and 3 from NPF4 covers similar actions.	NPF4, Last Monitoring Report of NPF3 - https://www.gov.scot/publications/national-planning-framework-3-monitoring-report/
	Local Access to Full Fibre Network Partnership bid to the UK Government's Local Full Fibre Network (LFFN) programme for £4.7m funding to provide full fibre networks in Inverness Fort William Wick and Thurso.	2018-2022	£7.7M plus £24.5M private finance	UK Government, THC, NHS Highland, UHI, HIE, NatureScot	Provision of 1Gb/s speeds to schools and other public sector sites (152 in total). Project completed in March 2022. Public sector network completed in 2022.	NPF4 (The National Development) and its Delivery Programme, E&I committee/ full council reports - https://www.higland.gov.uk/cityregiondeal
	<ul style="list-style-type: none"> Londornoch Water Treatment Works – enhance treatment by providing duplicate process stream to allow planned maintenance 	2021	Not known	Scottish Water	Included within Scottish Water's 2015-2021 Business Plan	https://www.scottishwater.co.uk/about-us/who-we-are/investment-programme
	<ul style="list-style-type: none"> Newmore Water Treatment Works – improving the existing treatment process by automation of key chemical dosing processes and improved filter 	2021	Not known - (£16 million (US\$22 million) - https://www.xylem.com/siteassets/)	Scottish Water		Business Plan 2015 -2021 (https://www.scottishwater.co.uk/-/media/ScottishWater/Document-Hub/Key-
	<ul style="list-style-type: none"> Achmelvich Water Treatment Works – ensure water quality consistently meets the standards, by decommissioning the water treatment works and supplying from the Lochinver system 	2021	Not known	Scottish Water	Included within Scottish Water's 2015-2021 Business Plan	
	<ul style="list-style-type: none"> Savalbeg Water Treatment Works – ensure water quality consistently meets the standards, by automating chemical dosing systems, increasing Dynasand filter capacity and providing additional storage 	2021	Not known	Scottish Water	Included within Scottish Water's 2015-2021 Business Plan	https://www.scottishwater.co.uk/in-your-area/investments-in-your-area/lairg-water-treatment-works
	Improving Water Services and Supply Resilience <ul style="list-style-type: none"> Lochinver Water Treatment Works supply system – improving water availability by augmenting the available water supply by securing abstraction from a nearby loch 	2021	Not known	Scottish Water	Included within Scottish Water's 2015-2021 Business Plan	
	Occumster water main upgrade	Started in september 2023	Not known	Scottish Water	Delivery Stage - Upgrading the water main in Occumster to ensure customers continue to have fresh, clear drinking water, and reduce the risk of pipes bursting.	https://www.scottishwater.co.uk/In-Your-Area/Investments-in-Your-Area/310823-Occumster
	Wick Water Main Upgrade	Completed in 2023	£4 million	Scottish Water	Completed - Work started in September 2021 on a £4 million project to ensure customers can continue to supply in Wick with clear, fresh drinking water into the future.	https://www.scottishwater.co.uk/In-Your-Area/Investments-in-Your-Area/190821-Wick
	Thurso Sewer Upgrade	Oct-24		Scottish Water	Delivery Stage -	https://www.scottishwater.co.uk/In-Your-Area/Investments-in-Your-Area/190821-Wick

ACTIONS		TIMESCALES	COST	DELIVERY		Source
Type	Infrastructure Project			Delivery Partners	Status	
Sewer system	Caithness General Hospital asset life extension	2017-2021	£5.3M	NHS Highland	Information taken from the latest NHS Capital Programme. Awaiting status update from NHS Highland .	https://www.nhsHighland.scot.nhs.uk/about/service-redesign/caithness-health-and-social-care-redesign/design-and-build/
Health Service	Lawson Memorial Hospital site rationalisation (proposed – under discussion with Scottish Government)	Not known	Not known	NHS Highland	Information taken from the latest NHS Capital Programme. Awaiting status update from NHS Highland .	NHS Capital Programme (Latest)
	Caithness adult health and social care services redesign	Not known	Not known	NHS Highland	Workshop held in 2023 to discuss the development of the major redesign. The Scottish Government announced on January 2024 that funding for all NHS construction projects was to be paused for at least two years. Despite this, work will continue on planning and implementing the redesign of health and social care services in Caithness.	https://www.nhsHighland.scot.nhs.uk/news/2023/03/workshop-helps-shape-future-of-health-and-social-care-in-caithness/ https://www.nhsHighland.scot.nhs.uk/news/2024/02/update-on-caithness-redesign/ https://www.nhsHighland.scot.nhs.uk/about/service-redesign/caithness-health-and-social-care-redesign/business-case/
	North Sutherland health and social care redesign - Proposed Hub facility identified for Tongue	Not known	Not known	NHS Highland , THC	Alternative site - TG03, for new Hub facility in Tongue brought forward as planning application - 22/06112/FUL. The application was permitted on 19 Sep 2023.	https://www.gov.scot/publications/national-mission-local-impact-infrastructure-investment-plan-scotland-2021-22-202

2) ECONOMIC DEVELOPMENT AREAS

ACTIONS	TIMESCALES	COST	DELIVERY		Developer Contributions	Funding Gap	Source
			Delivery Partners	Status			
Dounreay Site decommissioning, restoration and after-use of the Dounreay site in accordance with Dounreay Planning Framework 2.	2030	£2.9 Billion (£225 million in 2024/25)	Nuclear Decommissioning Authority, The Highland Council (THC)	Planning permission granted June 2018 for Phase 3 of decommissioning which will cover all development to achieve Interim End State.			https://assets.publishing.service.gov.uk/media/656dacca9462260721c5681a/Draft_Business_Plan_2024-2027_011223.pdf
Dounreay Continuing review of the potential options for the re-use of the Dounreay site with the site owner, regulators, the local public and stakeholder groups.	Not known	Not known	Nuclear Decommissioning Authority, THC				https://assets.publishing.service.gov.uk/media/656dacca9462260721c5681a/Draft_Business_Plan_2024-2027_011223.pdf
Forss Business and Energy Park An existing business park providing sustainable spaces for a variety of occupiers, with office, industrial, storage and set down space currently available. The park houses a new modular anaerobic digestion plant for whisky co-product treatment to produce heat and power for the site, along with energy storage. We are working towards creating an exemplar for the treatment of distillery coproducts. Also, two additional 3MWe wind turbines are due to be installed on site, the first of which will begin in Spring 2025. We are actively looking to develop Hydrogen production and storage projects associated with these new turbines and expand the employment uses further within the overall site.		£2.2 million plus £6 million (Grant value: LCITP - £1,111,975)	Abbey Ecosse	Aspects covered by LCITP Grant are understood to have been completed Feb - 2024.			https://www.gov.scot/binaries/content/documents/govscot/publications/progress-report/2024/03/low-carbon-infrastructure-transition-programme-capital-projects-march-2024/documents/low-carbon-infrastructure-programme-march-2024/low-carbon-infrastructure-programme-march-2024/govscot%3Adocument/low-carbon-infrastructure-programme-march-2024.pdf

ACTIONS	TIMESCALES	COST	DELIVERY		Developer Contributions	Funding Gap	Source
			Delivery Partners	Status			
Georgemas Junction Strategic rail freight and transport hub	Ongoing	Not known	Network Rail, Stoerhouse Highlands, Highland Timber Transport Group, Forestry Commission Scotland, other stakeholders	Woodfuel biomass heat and power plant granted consent in October 2015. Georgemas Timber trials ran in 2020 - next steps TBC. Site strategically important for rail freight in terms of decommissioning of Dounreay and as a hub for timber and potentially intermodal traffic. Any further intensification of operations may require improvements and/or contributions towards the transport network			
Gills Harbour Potential to become a service base for the marine renewables sector	Ongoing	Not known	Gills Harbour Ltd (GHL)	GHL announced expansion plans costing up to £3 million in July 2018. Support for expansion of GHL has been expressed by Atlantis and other maritime/renewables companies. Business Case for the expansion now being prepared. Any further intensification of operations may require improvements and/or contributions towards the transport network			
Janetstown Industrial Estate Long term established site with undeveloped serviced plots	Ongoing	Not known	Highland s and Islands Enterprise (HIE)				
Seater Waste Management Facility Landfill restoration programme	2024-2028	£3.6M	THC	Planning Permission (23/05196/FUL) to develop the Waste Transfer Station was approved in December 2023 as part of the Council waste service change.			https://www.johnogroat-journal.co.uk/news/Highland -council-plan-for-enhancement-of-seater-landfill-s-314847/

BONAR BRIDGE

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				Status
	BR01	Cherry Grove		0	1	0	0	0	3	3	0	0	0	6	13				
	WF_15/00762/FUL	Old Midgale Hospital Site		0	0	0	0	0	0	0	0	0	0	0	0				
		Total		0	1	0	0	0	3	3	0	0	0	6	13				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	None identified	None identified	N/A																
Schools	Bonar Bridge Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Gledfield Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Dornoch Academy	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	None identified	None identified	N/A																
Planning Policy	Developer led Masterplan - BB01 Cherry Grove	None identified	N/A													Not known	Not known	Developer	

BRORA

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
		BR01	Rosslyn Street		0	0	0	0	0	2	2	2	2	2	0	10			
	BR03	East Brora Muir		0	0	0	0	0	0	0	0	0	0	0	0				
	BR05	Scotia House		0	0	0	0	0	0	0	0	0	0	0	0				
	BR06	Former MacKay's Garage		0	0	0	0	0	2	2	0	0	0	0	4				
	WF_21/01411/PIP	Station Sq Brora		0	0	0	0	0	0	0	0	0	0	0	0				
		TOTAL		0	0	0	0	0	4	4	2	2	2	0	14				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	None identified	None identified	N/A																
Schools	Brora Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Golspie High School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	None identified	N/A	N/A																
Planning Policy	Developer led Masterplan - BR03 East Brora Muir	N/A	N/A													Not known	Not known	Developer	

CASTLETOWN

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				Status
		CT02	Castlehill Steading and adjoining land		0	0	0	0	0	0	0	0	0	0	0	0			
	CT04	Former Castlehill Gardens		0	0	0	0	0	0	0	0	0	0	0	0				
	CT06	Former Free Church Main Street		0	0	0	0	0	0	0	0	0	0	0	0				
	CT07	North of Mackay Street		0	0	0	0	0	0	0	0	0	0	0	0				
		Total		0															
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	None identified	None identified	N/A																
Schools	Castletown Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Thurso High School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	Tree lined boulevard connection between Traill Street and Castlehill	Allocations CT02, CT07, CT10 as shown in CaSPlan required to contribute.	Assumed contribution rate of £1,000 per unit.													Not known	Not known	Developers	Initial phase of connection incorporated within planning permission at former Castlehill Steading (16/00927/FUL)

DORNOCH

	LDP Site Reference	Site Name		2024-	2025-	2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	Totals				
				25	26	27	28	29	30	31	32	33	34	39					
HLA 2024	DN01	Meadows Park Road		8	8	8	2	0	0	0	0	0	0	0	26				
	DN02	Bishopsfield		0	1	12	0	0	6	0	0	0	0	0	19				
	DN03	Dornoch South Abattoir Site		0	0	2	2	0	0	0	0	0	0	0	4				
	DN04	Dornoch North		11	30	30	17	0	0	0	0	0	0	0	88				
	WF_19/00657/FUL	Ambassador House		0	0	13	0	0	0	0	0	0	0	0	13				
	WF_19/00658/FUL	Earl's Cross Cottage		0	6	6	0	0	0	0	0	0	0	0	12				
	WF_19/01439/PIP	Off Stafford Road		0	0	0	10	0	0	0	0	0	0	0	10				
		Total			19	45	71	31	0	6	0	0	0	0	0	172			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Development of multi-purpose sports and community centre.	All housing development within Dornoch Academy catchment area	Standard community facility contribution rate.													Not known	PROJECT CURLEW: £2.9m build costs. Land purchase supported by Scottish Land Fund £ 216k March 20, completed March 21. Phase 1 is vehicle park for cars, coaches & motor homes with funding from RTIF, DCG, TCF, HCCF, RCIA, HIE, Transport Scotland and a loan from HOIL. Phase 2 is a Multi-Use Games Area (MUGA)- £214k secured (Pot 170 Developer Fund, sportscotland, DCG, and HCRG).	Dornoch Area Community Interest Company (DACIC). In partnership with Dornoch & District Community Assoc (DADCA) and North Highland Curling Trust (NHCT)	Following loss of funding for new community centre (DADCA) and sports hall (Dornoch Academy), latest project announced in April 2018 at land known as Dornoch South on Shore Road. Feasibility Study for Project Curlew supported by Scottish Land Fund 2019. Project includes curling rink, wedding venue, community, leisure and cultural centre. Phased approach. Planning application lodged Sep 2020 for vehicle park phase 1 and MUGA phase 2. Phase 1 completed June 2022. Phase 2 due to be completed in 2023.
Schools	Dornoch Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Dornoch Academy	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	None identified	N/A	N/A																
Planning Policy	Dornoch Conservation Area - Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan	N/A	N/A													2024-2029	No capital cost	THC	

EDDERTON

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	ET01	North-East of Haven			0	0	0	0	0	0	0	0	0	0	0	0			
ET02	West of Station Road			0	5	2	0	0	5	5	0	0	5	5	27				
ET03	Adjacent to Glebe Cottage			0	0	0	0	2	0	0	0	0	0	0	2				
	Total			0	5	2	0	2	5	5	0	0	5	5	29				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Tain Royal Academy Community Complex - options for future provision of leisure facilities in Tain currently being considered	All housing development within Tain secondary catchment required to contribute.	TBC													New 3-18 Tain Campus with 4-court games hall, 2-court games hall, a dance studio, a full sized synthetic pitch, a full size grass pitch, a 7 aside synthetic pitch and 3 multi-use games areas due to open 2026/27. Future of TRACC at existing Tain Royal Academy site currently unknown.	5 current options range from £15M - £0. No funding currently allocated in the Council's Capital Programme.	HLH, THC	Consultation on 5 options undertaken from May - August 2025.
Schools	Edderton Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	New Tain 3-18 Campus, no additional secondary capacity	All housing development within Tain Campus (secondary) catchment area	No current secondary school capacity issues therefore contributions not required													New 3-18 Tain Campus expected to open 2026/2027	£43.7M (Learning Estate Investment Programme), part funded from THC Capital Programme.	THC, HLH, Scot Gov	New 3-18 Tain Campus expected to open 2026/2027
Transport	None identified	N/A	N/A																
Planning Policy	Developer led Masterplan - ET02 West of Station Road	N/A	N/A													Not known	Not known	Developer	

GOLSPIE

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	GP01	Woodland Way		0	0	0	0	0	0	5	5	0	0	0	0	10			
GP02	Sibell Road		0	0	0	0	0	0	0	0	0	17	17	0	34				
GP03	Drummuie		0	2	1	1	0	0	34	2	2	2	2	0	46				
GP04	Mackay House Hostel Site		0	0	0	0	0	0	2	0	0	0	0	0	2				
WF_21/05997/FUL	South Argo Terrace		17	0	0	0	0	0	0	0	0	0	0	0	17				
	Total		17	2	1	1	0	0	41	7	2	19	19	0	109				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Sutherland Swimming Pool - creation of a fitness studio and free weights area	All housing development within Golspie High School catchment area	Standard community facility contribution rate.													2023	£650K	HLH, THC	
Schools	Golspie Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Golspie High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	None identified	N/A	N/A																
Water	Golspie Flood Protection Scheme/Natural Flood Management Scheme	N/A	N/A													TBC	£151K identified in THC Capital Programme Dec 2021	THC	TBC
Water	Golspie Coast Flood Protection Scheme	N/A	N/A													TBC	£536K identified in THC Capital Programme Dec 2021	THC	TBC
Water	Golspie Flood Protection Scheme/Natural Flood Management Scheme - Includes a Flood Protection Study and permissions necessary for preferred solution. Will allow for grant bid to be submitted.	N/A	N/A													By 2023	£348K identified in Council's capital programme for carrying out study and planning permission. Total cost of scheme not yet known.	THC, NatureScot	A hydraulic model of the coastal frontage has been completed. Economic analysis is currently ongoing.

HALKIRK

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
HLA 2024	HK01	Comlifoot Drive		0	0	0	0	0	0	0	0	0	0	0	0				
	HK02	West of Bridge Street		0	0	0	0	0	0	0	0	0	0	0	0				
		Total		0															
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	COST and FUNDING	Delivery Partners	Status
Community Facilities	New sports and leisure centre in Halkirk - Includes indoor sports pitch, gym, leisure suite etc.	Not at present as efforts to progress the project have stalled and no viable delivery framework exists.	forecast contributions only if project is deemed viable in future													Not known	Estimated £1.5M total cost	Halkirk Community Sports Foundation (HCSF)	HCSF webpage states approx 40% of capital cost already secured. Planning permission granted in Oct 2007 (06/00278/FULCA) for sports facilities including sports centre.
Schools	Halkirk Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Thurso High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	None identified	N/A	N/A																
Water	Halkirk Surface Water Management Plan (SWMP) - To identify who is responsible to undertake works and allow grant bid to be	No contributions required	No contributions required													2021	£56K	THC, Scottish Water	Initial meetings held with Scottish Water to progress the plan.

LAIRG

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals					
	LA01	South-West of Main Street		0	0	0	0	0	0	0	0	0	0	0	0	0				
	LA02	Opposite Fire Station		0	0	0	0	0	0	0	0	0	0	0	0	0				
	LA04	Old Sawmill		4	0	0	0	0	0	0	0	0	0	0	0	4				
		Total		4	0	4														
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status	
Community Facilities	Former Sutherland Arms (allocation LA03 in CaSPlan) - Proposed Care and Well-Being Centre (Extra Care Housing and Community Hub)	N/A	N/A													Operational by 2022	Estimated £3M total cost	Lairg and District Community Initiatives	Currently working on site layout and design, with the developer, planning permission has been approved. An element of this has been completed.	
Schools	Lairg Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																	
Schools	Golspie High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																	
Transport	Community led project to develop footpath alongside A836 to Lairg Station from Little Loch Shin Dam	N/A	N/A													Not known	Currently under investigation/development (estimated £150K)	Lairg and District Community Initiatives, THC	Currently subject to an application for Sustrans funding.	
Planning Policy	Developer led Masterplan - LA01 South-west of Main Street	N/A	N/A													Not known	Not known	Developer		

LOCHINVER

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	LV01	Former Sheep Pens North of Inver Park		0	0	0	0	0	0	0	0	0	0	0	0				
	LV02	Cnoc A' Mhuilin		0	0	0	0	0	0	0	0	0	0	0	0				
	LV03	Canisp Road		0	0	0	10	0	0	0	0	0	0	0	0				
				0	0	0	10	0	0	0	0	0	0	0	0				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	None identified	N/A	N/A																
Schools	Lochinver Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Ullapool High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	None identified	N/A	N/A																
Harbour	Lochinver Harbour	N/A	N/A													TBC	£3.0M identified in THC Capital Programme Mar 24	THC	TBC

THURSO

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
HLA 2024	TS01	East of Juniper Drive		0	0	0	0	0	0	0	0	0	0	0	0				
	TS02	Site at Mountpleasant		2	1	0	0	0	0	0	0	0	0	0	3				
	TS04	Thurso West		0	0	0	0	0	0	0	20	0	0	0	20				
	TS05	Thurso Mart Site		0	0	0	0	0	0	0	0	0	0	0	0				
	TS06	Former Mill Site At Millbank		0	0	0	0	0	0	0	0	0	0	0	0				
	TS07	Land at Sir Archibald Road		0	0	0	0	0	0	0	0	0	0	0	0				
	TS08	Land at Bridgend		0	0	0	0	0	0	0	0	0	0	0	0				
	TS09	North of Scrabster Community Hall		0	0	0	0	0	0	0	0	0	0	0	0				
	WF_22/05196/FUL	Mountpleasant Murkle		0	6	0	0	0	0	0	0	0	0	0	6				
		TOTAL		2	7	0	0	0	0	0	20	0	0	0	29				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Development of a Thurso Community Sports Hub (TCSH) including new 6 lane running track and indoor sports hall at allocation TS11 Viewfirth Park	Not at present as efforts to progress the project have stalled and no viable delivery framework exists.	None													Not known	Estimated at £2M	TCSH, Sportscotland, HLH	TCSH currently seeking funding HLH working collaboratively with the HC, and sportscotland to assist with the development and delivery of the identified facilities as part of a wider sports strategy
Community Facilities	Community woodland west of Thurso - Partly associated with allocation TS04 Thurso West	None	None													Not known	Not known	Landowner, other stakeholders, potential for part delivery by compensatory planting from windfarm development(s).	
Schools	Miller Academy Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Thurso High School - Options Appraisal underway due to suitability and condition issues	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													Earliest operational date 2031/32	£100M in THC Highland Investment Plan May 2025	THC, HLH	Options appraisal underway

Transport	Delivery of the priority actions identified in Thurso Active Travel Masterplan	All development within Thurso High School catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	Ongoing	THC, Developers	
Planning Policy	Thurso West Development Brief - Council to produce a development brief for allocation TS04. Developer-led masterplan may come forward before the Brief if it addresses the requirements identified in CaSPlan regarding site TS04.	N/A	N/A												2017-2027	Not known	THC, landowners and other relevant stakeholders	
Planning Policy	Thurso Conservation Area - Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan	N/A	N/A												Completed in Nov 2022	No capital cost	THC	Completed in Nov 2022 and changes made to the conservation area.
Water	River Thurso Flood Protection Scheme - Includes a Flood Protection Study and permissions necessary for preferred solution. Will allow for grant bid to be submitted.	N/A	N/A												By 2023	£2.146M identified in Council's Capital Programme Dec 2021	THC, NatureScot	A hydraulic model of the River Thurso has been completed. Economic analysis is currently ongoing.

Employment	Scrabster Mains Low Carbon & Renewables Enterprise Area at TSTS16 Land at Scrabster Mains Farm - Planning permission 14/00418/FUL for the creation of 11 serviced industrial plots together with a new access road from the A9 Trunk Road.	N/A	N/A													Ongoing	Not known	Scrabster Harbour Trust, Scottish Government, HIE	Options for development under review
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WICK

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
HLA 2024	WK01	Hill of Man BMX Track		0	0	0	0	0	0	5	5	5	0	0	15				
	WK02	South of Kennedy Terrace		0	0	1	0	1	0	0	0	0	0	0	2				
	WK04	North Of Coghill Street		0	5	5	5	4	0	0	0	0	0	0	19				
	WK05	West of Police Station		0	0	0	0	0	0	0	0	0	0	0	0				
	WK06	East of Murray Avenue		0	0	0	0	0	0	0	0	0	0	0	0				
	WK12	Lower Pulteneytown		0	0	0	0	0	0	0	0	0	0	0	0				
	WK13	Land West of Green Road		0	0	0	0	0	0	0	0	0	0	0	0				
	WK14	Hillhead Primary School		0	0	0	0	0	0	0	0	0	0	0	0				
	WK15	Wick High School Building		0	0	0	0	0	0	0	0	0	0	0	0				
	WK16	Land at Francis Street		0	0	0	0	0	0	0	0	0	0	0	0				
	WK17	South of Roxburgh Road		0	0	0	1	0	1	0	0	0	0	0	2				
	WK18	West of George Street		0	0	0	0	0	0	0	0	0	0	0	0				
	TOTAL			0	5	6	6	5	1	5	5	5	0	0	38				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	None identified	None identified																	
Schools	Newton Park Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													TBC	TBC	THC	
Schools	Noss Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													TBC	TBC	THC	
Schools	Wick High School	All housing developments within the school catchment are required to contribute.	TBC													TBC	TBC	THC	
Transport	Wick High Street Improvements	None identified	N/A													Complete by March 2026		THC, Transport Scotland	Tendering process underway May 2025
Transport	Delivery of the priority actions identified in Wick Active Travel Masterplan	All development within Wick High School catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.													Ongoing	Not known	THC, Developers	

Planning Policy	Wick (Pulteneytown) Conservation Area - Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan	None identified	N/A													Completed in September 2021			Completed in Sep 2021 and changes made to the conservation area.
Energy	Wick District Heating System - Expansion of existing network by encouraging existing property owners and businesses and new developments (both public and private sectors) to connect to the district heating system	None identified	N/A													Ongoing	Not known	Ignis Biomass, THC, property/business owners, other stakeholders	

4) OTHER AREAS

4) OTHER AREAS							
ACTIONS				TIMESCALES	COST and FUNDING	DELIVERY	
Type	Settlement/ Location	Infrastructure Projects	Developer contributions required towards infrastructure project			Delivery Partners	Status
Employment	A'Mhoine peninsula	Emergent proposals for a new vertical launch spaceport facility for use by the space industry to launch satellites into orbit.	N/A	Started construction on 4th May 2023	£17.1M total funding package agreed attracted public investment totalling £14.6m to support development of the launch site.	HIE, private sector, Scottish Govt, NDA	UK Space Agency (UKSA) announced it funding to the vertical launch site in Sutherland on 15 July 2018. Planning application 20/00616/FUL granted 05/08/2020. In August 2021 a Judicial Review brought forwards by Wildland Ltd has been defeated on all grounds. Latest update - Started construction on 4th May 2023, revised proposal came in - 24/01091/FUL on 21st March, 2024 - under consideration.
Community Facility	Bettyhill	Strathnaver Museum - Redevelop as a heritage hub for north west Sutherland	N/A	Work scheduled to begin early 2021 with completion of build scheduled for 5th August 2022. Interpretation installed August / September 2022. The refurbished attraction will officially launch 17/18th March 2023; a soft opening will be held in the Winter 2022.	Total cost not known. £29K LEADER funding secured in Feb 2018 towards development work to produce architects plans, costings and developed museum designs. Capital costs £1,924,134 of which £399,731 is towards interpretation and museum design. Other costs associated with the project include Activity Programme, Marketing, Evaluation etc and amounts to £259,941 from Jan 2021 to Dec 2023.	Strathnaver Museum Trust, The Highland Council (THC)	Completed up to RIBA Stage 4 June 2021. Planning Permission and Listed Building Consent approved June 2019. Community Asset Transfer for land for Annex building completed August 2021. Building Warrant granted May 2021 and all planning conditions discharged July 2021. Funding secured to date capital fully funded. Contractor commenced on site 27th September 2021.
Community Facility	Bettyhill	North Coast Leisure Centre - Addition of multi-purpose facility adjacent to Farr Secondary School including new studio	All housing development within Farr Secondary school catchment required to contribute.	2028	£600K	Tongue and Farr Sports Association, HLH	within the HLH 10 year capital programme

Transport	Bettyhill	Naver Bridge on the A836 between Tongue and Thurso - Replacement of existing bridge	N/A	Construction expected around 2025/2026	£11M approved in THC Capital Programme	THC	Preparatory work underway
Community Facility	Caithness	Caithness Broch Project - Authentic construction of replica iron-age broch to provide tourist attraction and education facility. Preferred location near John O Groats.	N/A	Not known	Not known	The Caithness Broch Project, other relevant stakeholders and funding providers	Site agreed for Caithness Broch Project
Transport	Caithness and Sutherland	Far North Line - HITRANS are currently exploring the feasibility of a sleeper service to Caithness.	N/A	Not known	Not known	HITRANS, Abellio	
Environment	Caithness and Sutherland	Application to and consideration by UNESCO for Flow Country to be identified as a World Heritage Site on the basis of the outstanding universal value of its habitats and bird populations, to provide high level status to the site and additional protection.	N/A	2019 - 2024	Not known	The Peatlands Partnership	Technical Evaluation submitted to DCMS December 2019. A full nomination from the UK Government to UNESCO was submitted on February 2023. IUCN report and recommendations considered by World Heritage Committee July 2024. Latest - The Flow Country is now inscribed on the World Heritage List on 26th July 2024.
Transport	Caithness and Sutherland	John O Groats Trail (JOGT) - Coastal walking route between Inverness and John O' Groats aimed at improving walking access for the community and boosting the local tourism economy.	N/A	2020 target is to have a fully marked route. 2025 was the target for the whole route to have a prepared surface.	£100K funding to date which is expected to achieve 2020 target. Additional funding being sought for further improvements. Estimated total cost is £5M.	Friends of John O Groats Trail (FOJOGT), other volunteer groups, THC.	Almost the entire route is now a marked trail. Achieving fully prepared path will take longer than previously envisaged (Target was 2025).
Environment	Coigach – Assynt	Coigach & Assynt Living Landscape (CALL) project - One of the largest landscape restoration projects in Europe, aiming to benefit the land, the people and the local economy in Coigach and Assynt.	N/A	2016-2021	£4.7M (funding primarily from Heritage Lottery Fund)	Coigach & Assynt Living Landscape (CALL) and their partner organisations	

Transport	Dornoch-Embo	Dornoch-Embo Road - Improvements	N/A	Not known	Not known	THC	Improvements and/or contributions may be required for any developments
Transport	Far North Line	Far North Line service improvements - Far North Line Review Group to co-ordinate activities and look at opportunities to improve performance on the line	N/A	Ongoing	Not known	Scottish Government, Abellio, Network Rail	Network Rail and Transport Scotland are working towards an Options Appraisal stage.
Transport	Highland Scenic Routes	Highland Scenic Routes - Anticipated that the Scottish Government Scenic Route initiative will be launched more widely in 2016 which would allow for identification of more sites which could be potentially upgraded.	N/A	2023	£475K (Highland wide)	THC, Scot Gov	Scot Gov did not launch a second round of the competition. Council funding has now been withdrawn.
Transport	John O Groats	Reinstatement of path between John O Groats and the Ness of Duncansby.	N/A	Completed	Not known	John O'Groats Development Trust, JOG 2 Ltd	
Community Facility	John O Groats	John O Groats Mill - Restoration of the former mill building to form the focus for a range of new cultural, commercial, community and educational activities.	N/A	Depending on funding, construction could commence late 2019 with completion by 2022. Latest update - Estimated to be finished by 2025	Estimated secured funding - £3.2M, is being approved to the construction company for the restoration project.	John O Groats Mill Trust, North Highland Initiative	Funding secured in July 2018 for preparation of drawings and business case. Outcome of application for Stage 2 funding (purchase of mill and development) was expected in 2019. Latest update - Work under way at John O'Groats Mill after £3.2m contract award.
Transport	Kinbrace	Kinbrace railway station - Branchliner Project involves the development of a lineside timber loading facility.	N/A	Investigation study completed in 2017	Funding (£30K) for an investigative study has been confirmed.	HITRANS, Forestry Commission Scotland (FCS), Highland Timber Transport Group, THC	Investigation (completed 2017) found even with Mode Shift Revenue Support, difference between road and rail costs that would require to be bridged if rail transport from Kinbrace was to become viable.
Community Facility	Kinlochbervie	Loch Clash Harbour - Redevelopment into a community-owned facility	N/A	Not known	TBC	Kinlochbervie Community Group/ Trust?, HIE	The majority of Loch Clash Pier is owned by the community and is home to a small campervan site (Loch Clash Stopover).

Harbours	Kinlochbervie	Kinlochbervie Harbour	N/A	2026 - 2028	£3M identified in THC Capital Programme 27th June 2024	THC	
Transport	Melvich	Bighouse Bridge - foot bridge- Upgrade to allow it to reopen to the public	N/A	Not known	£185K	THC	On hold/under review
Employment	North West Sutherland	Proposals by Wildland Ltd for the creation and enhancement of clusters of high quality tourist accommodation and leisure facilities together with associated infrastructure improvements at locations across their estates.	N/A	Ongoing	Not known	Wildland Ltd	Various planning applications have come forward and been consented for erection of new facilities and alterations and redevelopment of existing structures.
Community Facility	Port Chamuill, Loch Eriboll	Port Chamuill at Loch Eriboll - Creation of a community-owned harbour	N/A	Not known	Not known	Durness Development Group	
Community Facility	Rogart	Rogart auction mart - Redevelopment as a multi-purpose indoor/outdoor space	N/A	2021	SLF and Gordonbush Community Fund have awarded £150K towards purchase cost and project development. SSE Highland s Sustainable Fund have awarded £45K towards refurbishment.	Rogart Development Trust, Gordonbush Community Fund, SLF, SSE Highland s Sustainable Fund.	Completed in August 2022
Community Facility	Scourie	Creation of new visitor centre and community hub which will also promote the North West Highland s Geopark and house the “Shelley Collection” (a nationally important collection of geological specimens).	N/A	Not known	Not known	Scourie Community Development Company Ltd	Planning Application - 20/02266/FUL permitted on 29th Sep, 2020 Not developed as of March 2023.

Water	Watten	Watten Waste Water Treatment Works - Waste water capacity limited to additional 35 housing units. Further development should await completion of sewage treatment works.	N/A	Not known	Not known	Scottish Water, developers	
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1) STRATEGIC INFRASTRUCTURE

ACTIONS			FUNDING		DELIVERY	
Topic	Action	Timescales	Total Cost	Council Capital Budget	Delivery Partners	Status/Actions
Transport	A890 Strome ferry (rockfall area) Bypass Remedy to "lifeline" road closure issue	No timescale identified at this stage.	Options range from £35M - £109M	£1.75M identified in 2023 THC Capital Programme for rockface stabilisation	The Highland Council (THC), Scottish Government, Network Rail, Hi-Trans.	Scottish Transport Appraisal Guidance (STAG) assessment completed but still at route options stage. Corridor A890 Strome ferry (rockfall area) Bypass safeguards in Plan. Councillor Working Group established 2019. £1.75M for rockface stabilisation works over the period 2024-2029 within THC Capital Programme.
	Fort William Improvements & Wider Transport Appraisal Transport interventions to ease peak time congestion within the Fort William urban area.	Scottish Government's ongoing (2022-2042) Strategic Transport Projects Review 2 (STPR2) will assess measures to relieve seasonal congestion within the wider Fort William area.	TBC	None in 2024-2029 THC Capital Programme	THC, Transport Scotland, Hi-Trans, and local interests	Transport Scotland leading Integrated Transport Plan (ITP) which it intends will assess measures to relieve seasonal congestion within the wider Fort William area.
	Corran Narrows Crossing Provision of a more reliable "lifeline" crossing	TBC	TBC but enhanced berthing and marshalling areas estimated at £30M. Replacement ferry estimated at £23M.	£10M in 2024-2029 THC Capital Programme	THC, Scottish Government, UK Government	Ongoing feasibility work on fixed link crossing. OBC received by Transport Scotland - comments to be provided July 2024. OBC details enhanced berthing facilities/shore infrastructure for new ferry scheme formulated. OBC to be completed for new vessel purchase & charging infrastructure. Funding discussions ongoing including possible reallocation of Inverness & Highland City Region Deal monies. Possibility of enhanced berthing and marshalling areas by 2026 if funding confirmed.
	Uig Harbour Upgrade of harbour facilities, including new terminal building, to accommodate new ferry vessel.	2021-2025	£30M+	THC contributing £1.9M towards ferry terminal and linkspan.	Transport Scotland, Caledonian Maritime Assets Ltd (CMAL), CalMac Ferries Ltd (CFL), THC, HIE, Hi-Trans	Harbour improvements ongoing and should be completed in October 2024. The new ferry terminal building should be completed in Spring 2025.
	A890 Balnacra to Lair 6km new dual track road to improve existing single track section.	TBC	Initially estimated at £12M	Item no longer a funded scheme in THC 2024-2029 Capital Programme	THC	Reference in WestPlan strategy. Item no longer funded scheme in THC Capital Programme. Detailed scheme design completed and full planning permission Feb 2017.

ACTIONS			FUNDING		DELIVERY	
Topic	Action	Timescales	Total Cost	Council Capital Budget	Delivery Partners	Status/Actions
	Ashaig Airport Airstrip improvements to accommodate reintroduction of scheduled air services	TBC	Estimated cost £1.5-£1.8M	Item no longer a funded scheme in THC 2024-2029 Capital Programme	Hi-Trans, THC, HIE	Ongoing maintenance, feasibility, and funding investigation work.
	Skye Cycle Way - Establish a safe cycle path from Kyleakin and Armadale to Broadford, Portree and Uig	N/A	2020 onwards	Early high level costings indicate an estimated £44million to design and construct a network of around 230km. £96k has been secured from Sustrans to deliver a strategic plan & feasibility study	BSCC, Skye Connect, Edinbane CT, Sustrans, Hitrans, Transport Scotland, THC, Landowners	Around 200km of network have been surveyed to date.
	A832 Twin Tracking Slattadale to Gairloch Two phases to twin track remaining single track section of A832.	First two phases complete. Second in 2022. Final phase 5km to Charlestown.	Final stage TBC	Scheme not funded in THC Capital Programme	THC	Ongoing assessment work but no 2024-2029 THC Capital Programme commitment.
	Local Access to Full Fibre Network Partnership bid to the UK Government's Local Full Fibre Network (LFFN) programme for £4.7m funding to provide full fibre networks in Inverness Fort William Wick and Thurso.	2018-2022	£7.7M plus £24.5M private finance	UK Government, THC, NHS Highland, UHI, HIE, NatureScot	Provision of 1Gb/s speeds to schools and other public sector sites (152 in total). Project completed in March 2022. Cityfibre also committed £24.5M of private investment to expand the Inverness full fibre network as a commercial service.	Public sector network completed in 2022.

ACTIONS			FUNDING		DELIVERY	
Topic	Action	Timescales	Total Cost	Council Capital Budget	Delivery Partners	Status/Actions
Utilities	Openreach commercial deployment of Full fibre broadband across the Highland and Islands. This is part of a 15bn investment across the UK, which includes tens of thousands of homes and businesses right across the Highland Local Authority.	Work will be progressing between 2021 and 2026	This is direct commercial investment by Openreach and further details on deployment and registering to stay updated on progress can be found at https://www.openreach.com/fibre-broadband/when-building-ultrafast-full-fibre-broadband	None	Openreach	As of Dec 2021, according to Thinkbroadband there is currently c16% coverage of full fibre broadband to the region predominantly delivered by Openreach. No specific target set on what coverage can be delivered, but want to work closely with all LA's to make sure we can maximise the commercial investment being made in both cities, large towns and rural villages.
	Next Generation and Superfast Broadband Delivery of improved digital connectivity	The North Lot Contract for the R100 Broadband Scheme is expected to be complete by March 2028.	Next Generation: £146M (across whole of HIE area) Superfast: TBC	None	Scot Gov, UK Gov, BT and Openreach	Roll out of "superfast" (minimum 30Mb/s speed) has reached 86% of premises in Highlands and Islands. In terms of fibre to the premises (1Gb/s capable speeds), as of November 2023, within the R100 North Lot Area (approximately comprising Highland plus Argyll and Bute, Aberdeen City & Shire, Angus, Stirling, Dundee and the Islands councils areas) 14,712 premises had been connected. A further 60,764 premises were contracted for future delivery.

2) ECONOMIC DEVELOPMENT SITES

ACTIONS	TIMESCALES	FUNDING	DELIVERY	
			Delivery Partners	Status
Ashaig Airstrip 42ha of land safeguarded for enhancement of the airstrip and provision of associated facilities to allow the reintroduction of scheduled air services.	Estimated cost £1.5-£1.8M	Item no longer a funded scheme in THC 2024-2029 Capital Programme	Hi-Trans, THC, HIE	Ongoing maintenance, feasibility, and funding investigation work.
Glencoe Ski Centre Base Station 4ha of land safeguarded for expansion of outdoor recreational activities and complementary facilities	Ongoing	Not known	Operator led proposal	Replacement cafe facilities completed in 2022.
Inverloch Castle Estate 31ha of land safeguarded for expansion and diversification of tourism facilities	2023-2028	Private	ICMI (owner)	ICMI continue to carry out technical and marketing studies in order to inform their business case and overall feasibility of the project(s).
Kishorn Port & Dry Dock 67ha of land safeguarded for development servicing offshore energy industry, particularly renewables, oil and gas sectors and decommissioning, as well as aquaculture sector.	Ongoing	Not known	Kishorn Port Ltd, HIE, Leiths (Scotland) Ltd, Ferguson Transport & Shipping, offshore wind farm developers, Crown Estate Scotland, Scottish Government	Masterplan planning permission updated 2018. Future port developments being investigated and progressed (dry dock extension; 9ha of laydown land and deep water quay).
Nevis Forest and Mountain Resort 112ha of land safeguarded for provision/expansion of outdoor recreational facilities and tourist accommodation.	Ongoing	Up to £25M	Forestry and Land Scotland, Forest Holidays Ltd, HIE, Nevis Range	Masterplan (Aug 2015) covering 109ha is a 20 year vision for improving the economic benefits through setting out a range of development and investment opportunities of Scotland's Forests and Land for Lochaber. 50 forest cabins permission granted October 2020. Planning application for ziplines at Nevis Range lodged 2021 and still pending.

BROADFORD

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
HLA 2024	BF02	South of Cabereidh		0	0	0	21	0	16	5	5	5	5	5	62				
	BF03	Glen Road (West)		0	0	20	0	0	0	0	0	0	0	0	20				
	BF07	Existing Hospital Site		0	0	0	12	0	0	0	0	0	0	0	12				
	BF08	South of Library		0	0	0	0	0	5	0	0	0	0	0	5				
	BF09	Glen Road (North)		0	0	0	0	0	0	0	0	0	0	0	0				
	BF10	North of Village Hall		0	0	0	0	0	2	0	0	0	0	0	2				
	BF11	Glen Road West of School		0	0	0	0	0	5	10	5	0	0	0	20				
		Total			0	0	20	33	0	28	15	10	5	5	5	121			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Creation of new Broadford community hub as part of new primary school with enhanced sports provision and relocation of library and other council services including service point, social work.	All housing development within Portree High School catchment may be required to contribute	Standard community facility contribution rate.													2023	TBC	THC, HLH, Broadford and Strath Community Company (BSCC), SportScotland	Business case has been prepared. Preparation underway for planning application submission.
Community Facilities	New Broadford Strath burial ground	None identified	None													2024-2029	TBC		£110,000 in 2024-2029 THC Capital Programme. Site acquired in 2024.
Schools	Broadford Primary School - Replacement school to address condition and suitability issues.	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													2024-2029	£19M	THC, Scot Gov	Fully funded in LEIP2 and THC 2024 Capital Programme. Planning application submitted July 2024.
Schools	Portree High School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Transport	Skye Cycle Way - Establish a safe active travel route between Broadford and Kyleakin using parts of the old trunk road.	None identified	None													2017 onwards	£3.5M	BSCC, Transport Scotland/Sustrans, THC	Route identified, feasibility and concept design complete. Sustrans supporting development of detailed proposals. Planning application (20/03669/FUL) permitted March 2021 and access negotiations in train. BSCC working in partnership with THC on Breakish section.

Schools	Lundavra Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Banavie Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Lochaber High School	Improvements to grass sports pitches.	No contributions required												TBC	£250K	THC	Under construction.	
Transport	Delivery of the priority actions identified in Fort William Active Travel Masterplan	All development within Lochaber High School catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.																
Transport	Fort William Integrated Transport Plan	All development within Lochaber High School catchment area may be liable	Any requirement for contributions dependent on outcomes of Integrated Transport Plan												Expect to appoint consultant May 2025, complete by November 2027	TBC	HITRANS, THC, HIE, Fort William 2040		
Planning Policy	Fort William 2040 (FW2040) - Ongoing project to co-ordinate and deliver a shared Vision for the future of Fort William and Lochaber	N/A													Ongoing	Not known	THC, HIE, Lochaber Chamber of Commerce, Local landowners, tenants and other stakeholders.		
Planning Policy	Fort William Town Centre Masterplan (part of FW2040 Vision) - highlights a range of proposals and opportunities identified by the community and stakeholders that can deliver regeneration in Fort William town centre.	Masterplanning of development opportunities.	TBC												Ongoing	Not known	THC, HIE, Lochaber Chamber of Commerce, Local landowners, tenants and other stakeholders.	Draft Fort William Town Centre Masterplan produced in 2023. Consultation events on this in 2024.	
Water & Waste	Caol and Lochyside Flood Protection Scheme	Construction of 2km long flood protection scheme.	No contributions required													£11M total. £3.150M from THC Capital Programme	THC, Scottish Govern	Completed August 2023.	
Water & Waste	Fort William Waste Transfer Station	Construct new waste transfer station	No contributions required												2024-2026	£1.9M	THC	Tender June 24, completion March 25	

Energy	Opportunity identified for 4 district heat network areas: A) Fort William and Achintore, B) Inverlochy, C) Blar Mhor, D) Caol.	TBC	No contributions required													TBC	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.
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GAIRLOCH

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals					
HLA 2024	GL01	North Fasaich		0	0	0	0	0	5	0	0	0	0	0	10	15				
	GL02	East Fasaich		0	2	0	0	0	0	0	0	0	0	0	0	2				
	GL03	Achtercairn		0	0	0	0	8	0	0	0	0	0	0	2	10				
	GL04	Gairloch Harbour		0	0	0	0	0	14	0	0	0	0	0	0	14				
	GL05	Achtercairn West		0	0	0	0	8	0	0	0	0	0	0	0	8				
	20/03583/FUL	Lonemore Strath		1	1	1	1	1	0	0	0	0	0	0	0	5				
	Total			1	3	1	1	17	19	0	0	0	0	0	12	54				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status	
Community Facilities	None identified	None identified	None																	
Schools	Shieldaig Primary School - expansion	All housing developments within the school catchment.	£3,157 per home													Completed August 2021	Completed	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.	
Schools	Gairloch Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																	
Schools	Gairloch High School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																	
Transport	None identified	None identified	None																	
Planning Policy	Gairloch and Loch Ewe - Preparation of new Community Action Plan	N/A	N/A													2019-2023	Not known	Gairloch & Loch Ewe (GALE) Action Forum	Community Action Plan published in September 2023.	
Water	None identified	N/A	N/A																	
Energy	Opportunity identified for district heat network in Gairloch	TBC	TBC													N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities ongoing.	

KYLE OF LOCHALSH

	LDP Site Reference	Site Name													Totals				
			2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39						
HLA 2024	KL01	Kyle North	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	KL02	Opposite Clan Garage	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	KL03	Langlands Terrace	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	KL05	West of Wemyss Place School Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	KL07	Plock of Kyle	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Total		0															
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Lohcarron Leisure Centre - Provision of new community and sports facilities.	Not at present as the means for delivering the project remain uncertain.	None													Not known	Not known	Community led - Lohcarron Leisure Centre Company (LLCC), Lohcarron Community Development Company (LDCC)	Planning permission granted (16/05404/PIP) in May 2017 for sports facility/café at Kirkton. Summer 2019: Community groups in the process of updating Business Plan with a view to approaching potential major funding agencies post Brexit.
Community Facilities	The Plock - Develop the area as an activity and community hub for residents and visitors. Short term: conversion of former toll building to community meeting space, including accessibility improvements. Medium term: enhancement and extension of path network. Long term: creation of new community hub building and event space.	All housing development within Plockton High School catchment may be required to contribute	Standard rates														Former toll building conversion estimated at £50K+. Path network works estimated at £100K+. Plock Hub building estimated at £1.5M+.	Kyle and Lochalsh Community Trust (KLCT)	Business plan and masterplan finalised in Jun 2018. KLCT took ownership of The Plock in 2019.
Schools	Kyle Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required																
Schools	Plockton High School	Plockton Residence improvements	No Contributions required													2024-2029	TBC		£1.5M allocated in THC Capital Programme 2024-2029.
Transport	Limited availability of parking may require long term solution to be delivered.	TBC	None													TBC	TBC	THC, Developers	Car parking for recent development at Main Street/A87 was accommodated at swimming pool.
Planning Policy	Potential Lochalsh-wide Community-led Action Plans	N/A	None													N/A	N/A	Community groups	At feasibility stage in 2024.
Water	None identified	N/A	N/A																
Energy	None identified	N/A	N/A																
Development	None identified	N/A	N/A																

Transport	Major upgrade of Portree Harbour and Quay Street	None identified	None												Dependent on outcome of Level-Up Fund bid	Total TBC.	THC	£2M identified in THC Capital Programme for 2024-2029.
Transport	Completion of Portree Link Road which involves connection and improved junction onto the A855.	Contributions may be required from any new development in Portree Settlement Development Area as shown in WestPlan. See WestPlan for more details.	Contribution rate dependent on stage of project design. Indicative rate of £4,000 per house.												Not known	Estimate of £1.4M (part funded by developer contributions)	THC, Lochalsh and Skye Housing Association, Highland Housing Alliance, other landowners/developers	Planning permission granted in February 2023.
Transport	Extensions to the Portree Link Road northwards with a single connection onto the A87 Trunk Road	Contributions may be required from any new development in Portree Settlement Development Area as shown in WestPlan. See WestPlan for more details.	Contribution rate dependent on stage of project design. Indicative rate of £4,000 per house.												Not known	Not known	THC, developers, landowners	No progress to date.
Transport	Improve public car parking and coach/bus drop-off provision within the village centre and encourage relocation of longer stay needs to more peripheral locations	Developer contributions may be required where proposals are unable to meet on-site parking requirements	Only when on-site parking not provided												Initial outline costs are estimated at £750k	Not known	THC, landowners	Extension to Bayfield Car Park completed 2021
Transport	Delivery of the priority actions identified in the Portree Active Travel Masterplan	All development within Portree High catchment area may be liable	Preference for developer delivered improvements (on-site and off-site) in first instance. If contributions agreed then rate dependent on stage of project design. Indicative rate of £1,000 per house.												Ongoing	Not known	THC, Developers	
Planning Policy	None identified	N/A	N/A															
Water	None identified	N/A	N/A															
Energy	Opportunity identified for district heat network in Portree	N/A	N/A												N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.

SLEAT

	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
HLA 2024	ES04	Kilbeg Village		14	0	6	10	10	10	10	10	10	10	0	90				
	ES05	Land Adjacent to Kilbeg Village North of A851		0	0	0	6	10	0	0	0	0	0	0	16				
		TOTAL		14	0	6	16	20	10	10	10	10	10	0	106				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Creation of new Broadford community hub as part of new primary school with enhanced sports provision and relocation of library and other council services including service point, social work.	All housing development within Portree High School catchment may be required to contribute	Standard community facility contribution rate.													2023	TBC	THC, HLH, Broadford and Strath Community Company (BSCC), SportScotland	Business case has been prepared. Preparation underway for planning application submission.
Schools	Bun-Sgoil Shleite - internal alterations	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													TBC	TBC	THC	Under construction in 2024.
Schools	Sleat Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													TBC	TBC	THC	Under construction in 2024.
Schools	Portree High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required													TBC	TBC	THC	Under construction in 2024.
Transport	Review of Harbour Infrastructure at Armadale and Mallaig - CMAL leading on undertaking a STAG.	None identified	No contributions required													TBC	Not known	CMAL, MHA, THC and key local stakeholders in a Steering Group	RSTAG report published in April 2020. Decision on future vessels will determine optimum harbour improvements. No recent progress.
Planning Policy	None identified	N/A	N/A																
Water	None identified	N/A	N/A																
Energy	None identified	N/A	N/A																
Development	Kilbeg Village Development Project - Approved masterplan which includes a mix of housing, commercial, educational and leisure development.	N/A	N/A													Ongoing	Not known. Community Campervan Facilities costed at £256k. Funding application for £121k submitted to RTIF for consideration on 15 Dec 2020.	Sabhal Mòr Ostaig Development Trust, Sabhal Mor Ostaig UHI, Scot Gov, THC, HIE	Phase 1 delivered which includes new Academic, Research, Knowledge Transfer and Enterprise building. Small phase housing developments ongoing.

STAFFIN

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals				
	SF01	North East of Trotternish Ave			0	0	0	0	0	0	0	0	0	0	0	0			
SF02	West of Trotternish Ave			0	0	0	0	0	0	0	0	0	0	0	0				
SF04	Land at Village Hall			0	0	0	0	0	0	0	0	0	0	0	0				
	Total			0															
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Portree, Fingal Centre - Expansion to provide new fitness suite	All housing development within Portree High School catchment may be required to contribute	Standard community facility contribution rate.													2023/24	£500K	HLH, THC	TBC.
Schools	Staffin Primary School	All housing developments within the school catchment	No capacity issues therefore contributions not required.																
Schools	Portree High	All housing developments within the school catchment	No capacity issues therefore contributions not required.																
Transport	None identified	None identified	None																
Planning Policy	None identified	N/A	N/A																
Water	None identified	N/A	N/A																
Energy	None identified	N/A	N/A																
Development	Creation of 6 affordable homes and two business units, one of which will serve as the new NHS Highland GP surgery, at Stenscholl Common Grazing land.	N/A	N/A													2021	£1.6M in total. Funding secured for design work, planning application and purchase of the land. Funding yet to be secured for development. Funding Package complete 6/7/20	Staffin Development Trust, Lochalsh and Skye Housing Association (LSHA), Staffin Community Council, Highland s Small Communities Housing Trust (HSCHT)	Planning permission (17/01699/FUL) granted in March 2018. Completed in 2022.
Development	Staffin Slipway Development	N/A	N/A													TBC	Total project cost £3,230,000. Funding secured to date £969,000 from the Regeneration Capital Grant Fund	Staffin Development Trust, THC, HIE	2024 planning application lodged for improvements to breakwater and additional hardstanding.

ULLAPOOL

HLA 2024	LDP Site Reference	Site Name		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-39	Totals					
	UP01	Fields Adjacent to Golf Course North		0	0	0	30	15	0	0	0	0	0	0	0	45				
	UP03	South of Braes		0	0	0	0	0	1	1	1	1	1	1	5	10				
	UP04	Woodland Area by Quarry		0	0	0	0	0	0	0	0	0	0	0	0	0				
		Total		0	0	0	30	15	1	1	1	1	1	1	5	55				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required													Timescales	Cost and Funding	Delivery Partners	Status	
Community Facilities	Ullapool, Lochbroom Leisure Centre. New fitness studio and extended fitness suite.	All housing development within Ullapool High School catchment may be required to contribute.	Standard community facility contribution rate.													2024	£850K	HLH		
Schools	Ullapool Primary School	None identified	No current capacity issues therefore contributions not required.																	
Schools	Ullapool High School	None identified	No current capacity issues therefore contributions not required.																	
Transport	None identified	None identified	None																	
Planning Policy	None Identified	N/A	N/A																	
Water	None Identified	N/A	N/A																	
Energy	Opportunity identified for district heat network in Ullapool	N/A	N/A													N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.	
Development	Creation of new waterfront promenade, including widening Shore Street and improved access to the harbour.	N/A	N/A													Not known	Not known	Ullapool Harbour Trust, THC, HIE	First phase works completed in August 2023.	



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

GET SEEN
When you're next to
mobile plant

CAUTION
CCTV IN
OPERATION



**The Highland
Council
Comhairle na
Gàidhealtachd**
