The Highland Council
Comhairle na Gàidhealtachd

Highland Delivery Programme

Delivery Programme for Adopted Local Development Plans

Pròram Lìbhrigidh na Gàidhealtachd

Pròram Lìbhrigidh airson Planaichean Leasachaidh Ionadail a chaidh gabhail riutha



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ROSS

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1 List of Abbreviations

AT	Active Travel
ATM	Active Travel Masterplan
BCIS	Building Cost Information Service
BSCC	Broadford and Strath Community Company
BT	British Telecom
CaSPlan/CAS	Caithness and Sutherland Local Development Plan
CFL	CalMac Ferries Ltd
CHT	Communities Housing Trust
CMAL	Caledonian Maritime Assets Ltd
DACIC	Dornoch Area Community Interest Company
DADCA	Dornoch and District Community Association
DCG	Dornoch Common Good Fund
DIO	Defence Infrastructure Organisation
DMRB	Design Manual for Roads and Bridges
FW2040	Fort William 2040
GHL	Gills Harbour Ltd
GIQ	Government Initiated Question
GVD	General Vesting Declaration
HCCF	Highland Community Care Forum
HCSF	Halkirk Community Sports Foundation
HIE	Highlands and Islands Enterprise
HIP	Highland Investment Plan
HITRANS	Highlands and Islands Transport Partnership
HLA	Housing Land Audit
HLH	High Life Highland
HOIL	Highlands Opportunity Investments Ltd
I&CF	Inverness & Cromarty Firth
IMF/IMFLDP2	Inner Moray Firth Local Development Plan 2
LDP	Local Development Plan

LPP	Local Place Plan
MCA	Masterplan Consent Area
MSC	Matters Specified in Conditions
MUGA	Multi-Use Games Area
NCN	National Cycle Network
NHCT	North Highland Curling Trust
NHS	National Health Service
OFGEM	Office of Gas and Electricity Markets
PIP	Planning in Principle
PoD	Point of Delivery
RTIF	Rural Tourism Infrastructure Fund
SCIO	Scottish Charitable Incorporated Organisation
SDA	Settlement Development Area
SDR	Southern Distributor Road
SEPA	Scottish Environment Protection Agency
SRF	School Roll Forecast
SSEN	Scottish and Southern Electricity Networks
STPR2	Strategic Transport Projects Review 2
TBC	To Be Confirmed
THC	The Highland Council
TRACC	Tain Royal Academy Community Complex
TSIT	Transforming Scottish Indoor Tennis Fund
UHI	University of the Highlands and Islands
UNESCO	United Nations Educational, Scientific and Cultural Organisation
VAT	Value Added Tax
WEST	West Highland and Islands Local Development Plan
WWTW	Waste Water Treatment Works

2 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 (LDPs). Currently, it is split into three colour coded sections for each of our existing area LDPs areas - Inner Moray Firth (IMF), Caithness and Sutherland (CAS) and West Highland and Islands (WEST).

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.

The Delivery Programme is kept under review and updated at least every two years, to reflect significant changes in capital programmes and new development pressures. Developers should be aware that it is a "point-in-time" document, and that financial and in-kind contributions may be subject to change. For example, education and transport contributions may vary during the consideration of a planning application.

When the forthcoming, single Highland LDP has reached "Proposed Plan" stage (scheduled for 2027) 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.

Highland Council's existing LDPs are available via the following links:

- Inner Moray Firth (IMF) [1]
- Caithness and Sutherland (CAS) [2]
- West Highland and Islands (WEST) [3]

1 https://www.highland.gov.uk/planning-area/inner-moray-firth-local-development-plan

2 https://www.highland.gov.uk/planning-area/caithness-sutherland-local-development-plan

3 https://www.highland.gov.uk/planning-area/west-highland-islands-local-development-plan

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 [4] (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 2025 HLA that has a base date of 1 April 2025. This information will be updated annually.
4. Other Areas - sets out the actions for delivering growth in areas outwith the Main Settlements.

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 or primary school catchment area basis. Therefore, users of this document should check the relevant Main Settlement(s) to identify any developer contribution requirements.

4 https://www.highland.gov.uk/planning-area/housing-land-information

4 Masterplan Consent Areas

A Masterplan Consent Area (MCA) helps to accelerate the development process for a site. In May 2026, following consultation, Councillors agreed to progress a Proposed Masterplan Consent Area Scheme on three sites: Essich Road (Inverness), Ardersier and Embo (Sutherland). Further information can be found on our MCA [5] webpage and within relevant settlements in the Delivery Programme (for Embo, see CAS Other Areas).

5 https://www.highland.gov.uk/planning-area/delivering-development-plans/2

Local Place Plans (LPPs) are community-led plans that allow a Community Council or Community Controlled Body to reflect the ambitions of their place through a set of recommendations that inform local authorities in preparing LDPs. LPPs can also provide valuable insights for land development and property management in an area.

Once registered by the Council, a LPP must legally be taken into consideration by a local authority when preparing a LDP and its associated Delivery Programme. The Delivery Programme prepared to support the Council's first "new style" LDP will take into account the content of LPPs that have been fed into it. As such, the content of existing, registered LPPs has not been reviewed to inform this interim update of the Delivery Programme.

In the meantime however, it is important to be aware that there are numerous registered LPPs in Highland, and these are currently a material consideration in the determination of planning applications. It is therefore beneficial for interested parties, including developers and landowners, to review any registered LPPs when considering development opportunities. These can be viewed on the LPP pages of the Council's website [6].

6 https://www.highland.gov.uk/planning-area/local-place-plans

6 Development Briefs and Masterplans

Numerous development briefs have been prepared for expansion and redevelopment opportunities in Highland. The briefs set out parameters developers will be asked to follow in delivering growth, including infrastructure requirements and levels of developer contributions required. Development briefs can be accessed from the Area Based Guidance[7] pages of the Council's website.

7 https://www.highland.gov.uk/directory/35/development-guidance/category/248

Planning obligations are sought to mitigate the impact of any development which cannot be mitigated through the planning process or through planning conditions.

Any requirement for planning obligations must accord with Scottish Government Planning circular 4/2025: planning obligations and good neighbour agreements [8]. Assessments for planning obligations are currently made against the following policy framework: National Planning Framework 4, Highland-wide LDP, our Developer Contributions Supplementary Guidance [9], this Delivery Programme and the relevant LDP.

This Delivery Programme outlines developer contributions that are likely to be sought towards new developments. There are a number of exceptions to this, for example developments that already have planning permission and are bound by existing legal agreements and/or planning conditions.

An explanation of a number of terms and exceptions to developer contribution rates set out in the Delivery Programme is provided below and with our Developer Contributions Supplementary Guidance [10].

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 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 as specified in this Delivery Programme.

8 https://www.gov.scot/publications/planning-obligations-good-neighbour-agreements/

9 https://www.highland.gov.uk/planning-guidance/developer-contributions

10 https://www.highland.gov.uk/planning-guidance/developer-contributions

Future school expansions/new schools – the Council's School Roll Forecasts[11] (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. Indicative school costs were included in the Developer Contributions Report[12] 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[13]. These were prepared to better reflect tender costs for school building in Highland.

Development Viability – pages 10-12 of the Council's Developer Contributions Supplementary Guidance[10] address the issue of the potential impact of developer contributions on the overall viability of a development. In some instances, the Council has set higher education developer contributions since 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 the report[12] 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, Secondary - £9,111 (both at Q3 2024 prices).

11 https://www.highland.gov.uk/schools/school-roll-forecasts

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

13 https://www.scottishfuturestrust.org.uk/storage/uploads/leipmetricstermsandconditionsfundingoutcomes.pdf

Standard Rates for Community Facility Requirements - these rates were increased in line with the BCIS index to £1,568 per home (at Q1 2023 prices), as set out in the 4 May 2023 Developer Contributions Report [12] 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 our Developer Contributions Supplementary Guidance [9].

Applications for 10 or more homes – planning applications on allocated sites or windfall sites for 10 or more homes may 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.

Extant planning conditions – the status of developments may be influenced by requirements of extant planning conditions. Where appropriate such requirements have been summarised within the status of developments. Further details can be found within the relevant planning application decision notice.

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 here:

- 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.

The Deliverable Housing Land Pipeline is presented in Table 1 'Deliverable Housing Land Pipeline'. It is based on data presented in the Council's 2025 Housing Land Audit. It shows the expected sequencing of housing sites (allocated and permitted windfall sites of over 4 homes) over the short (1-3 years), medium (4-6 years) and long-term (7-10 years). A breakdown for individual settlements is provided within each settlement section.

It is important to be aware that windfall development represents a significant proportion of house completions in Highland, particularly in remote rural areas. From past trends (April 2012 to July 2025 inclusive) small scale windfall development (1–3 unit developments on non-allocated land) delivered an average of 258 units per year. Estimating future windfall development is uncertain, but past trend evidence indicates that windfall housing completions will result in additional housing completions in addition to those presented in the Deliverable Housing Land Pipeline.

Housing Market Area	Short			Medium			Long			
	2025 - 26	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 35
Badenoch and Strathspey	120	107	55	12	12	12	12	10	10	10
Caithness	15	6	7	4	2	0	0	0	0	0
East Ross	38	37	226	133	137	97	27	18	2	2
Inverness	297	421	614	487	357	282	280	271	190	160
Lochaber	15	55	25	5	30	43	3	0	2	0
Mid Ross	47	78	195	96	41	54	16	10	10	10
Nairn	9	67	79	78	42	0	0	0	0	0
Ross and Cromarty West	4	10	29	1	3	2	1	1	0	0
Skye and Lochalsh	2	46	36	18	22	5	5	5	6	0
Sutherland	69	52	21	4	9	6	0	0	5	0
Total	616	879	1287	838	655	501	344	315	225	182

Table 1 Deliverable Housing Land Pipeline

Colour Coding

Each type of infrastructure or other requirement is colour coded as follows:

Community Facilities

Schools

Transport

Water and Waste

Health

Planning Policy

Development

1 Strategic Infrastructure

Strategic Infrastructure

1) STRATEGIC INFRASTRUCTURE IMPROVEMENTS

ACTIONS		TIMESCALES	COST and FUNDING	DELIVERY	
Type	**Action**			**Delivery Partners**	**Status**
TRANSPORT	**A9 Dualling Perth to Inverness** The Perth to Inverness section of the A9 Dualling Programme will deliver continuous dual carriageway infrastructure, upgraded junctions, and improved active travel connections along the corridor.	Tomatin to Moy -> Spring 2028 Tay Crossing to Ballinluig -> 2028 Pitlochry to Killiecrankie contract -> Autumn 2026 Pitlochry to Killiecrankie operational expected end of 2030	Part of the £3.97 billion A9 Dualling Programme	Scottish Government and Transport Scotland	Two sections already operational, two sections under construction (including Tomatin to Moy within Highland), and one section currently in procurement. The Scottish Government has confirmed that all remaining projects will now be delivered through capital-funded contracts. £1.94bn Framework Agreement to deliver the remaining projects commenced procurement in Spring 2026 to maintain target of completing full dualling by the end of 2035.
	A96 Dualling Inverness to Aberdeen Phased approach to dualling – starting with the Nairn Bypass.	Construction commences in 2029/30 on the Nairn Bypass section, subject to business case approval and confirmation of funding beyond the Spending Review period.	A96 Dualling Inverness to Nairn (including Nairn Bypass) scheme: £375M to £475M (excluding non-recoverable VAT) at Q1 2014 prices.	Transport Scotland	Statutory approvals and land acquisition are complete. Funding has been allocated in 2026/27 for advance works, business case development and procurement planning. Construction of the Nairn Bypass is planned to begin in 2029/30, subject to approvals and funding. The Scottish Government has confirmed a phased approach to A96 dualling, starting with the Nairn Bypass, followed by the Seafield to Balloch and Balloch to Nairn sections.
	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 reduce journey times to the Central Belt	TBC	Transport Scotland, Network Rail, Rail Operators	No funding commitments in the Scottish Governments Programme for Government for further phases of this project.
	Inverness West Link Connection between southern distributer road and the A82. Stage 1 is connection between Dores Roundabout and A82, Stage 2 involved additional crossing of canal.	Completed 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.
	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.	Construction commences in 2028/29 subject to business case approval and confirmation of funding beyond the Spending Review period.	£25-35M (at 2015 prices excl VAT)	Transport Scotland, THC, Developers, Landowners.	Statutory approvals and land acquisition are complete. Funding has been allocated in 2026/27 for advanced works, while also supporting continued development of the business case and assessment of procurement options. The Scottish Government's Capital Spending Review (January 2026) allows construction of the A9/A96 Inshes to Smithton link road to begin in 2028/29, subject to business case approval and future funding confirmation.

	Inshes Corridor - Reconfiguration of Inshes Junction and associated changes to surrounding road network.	Additional overbridge lane completed September 2018. Remaining phases programmed for 2026/27 - 2030/31.	THC HIP (Highland Investment Plan) £9.7M 2026/27 - 2030/31		Planning application for road improvements under consideration (22/06197/FUL)
	A9/A82 Longman Junction Improvement Scheme Grade separation of the A9/A82 at Longman Roundabout	Unknown	£85-95M (DMRB Stage 2 options assessment cost estimate at Q3 2018 prices excl VAT.)	Transport Scotland, THC	In November 2024, the Scottish Government agreed to replace the Longman Junction Improvement commitment with funding for a new Corran Narrows ferry as part of City Region Deal Funding. Project remains on the Scottish Government's pipeline of infrastructure projects, timescale unknown and will be in line with the availability of funding.
	A9 North Kessock to Tore - Improvements identified within Transport Scotland's A9 Tore to North Kessock Study	Tore Roundabout improvements - initial signing and lining work to commence 2025/26; changes to speed limits 2026 and signalisation to commence 2027, other options in the corridor are TBC.	To be confirmed	Transport Scotland, Developers, THC (possibly).	A number of potential options were identified for Tore roundabout and Munlochy (B9161) junction within the North Kessock to Tore corridor. Tore Roundabout improvements commencing. Any significant improvements at Munlochy junction (roundabout, grade separation) would require developer funding as these are likely to be outwith the scope of existing casualty reduction budgets.
	Inverness Rail Station Masterplan/Inverness Bus Station Relocation/integration - Major redevelopment of Inverness Rail Station, Farraline Park and former Royal Mail land and buildings into major mixed use regeneration area including integrated bus/rail interchange, new car park and public square (linked to Scottish Transport Projects Review: Recommendation No. 43)	To inform the Inverness Station Materplanning process, an Inverness Interchange Feasibility Study was undertaken in 2026. Public consultation on study undertaken in spring 2026, further consultation planned.	Acquisition of former Royal Mail building by Network Rail funded by Transport Scotland. Inverness Interchange Feasibility Study funded by HITRANS.	Network Rail, Transport Scotland, ScotRail, THC, HITRANS, Walk Wheel Cycle Trust	Vision agreed between Scotland's Railway, HITRANS and THC for wider Inverness Station Masterplan which provides short, medium and long term options of how to improve the station and surrounding area. To inform the Inverness Station Materplanning process, an Inverness Interchange Feasibility Study was undertaken in 2026. This explored the replacement / upgrade of Inverness Bus Station and Rose St Multi-Storey Car Park to understand the opportunity for creating a strategic multi-modal transport interchange. Public consultation on study undertaken in spring 2026, further consultation planned.
	Enhanced High Voltage Electricity Network Delivery of an enhanced high voltage electricity transmission grid to meet national targets for electricity generation, climate change targets and security of energy supplies	2024-2030+ - Ongoing - substations/connections as of 2026 are stage 3/5 - SSEN	£20B	OFGEM, SSEN Transmission, Other Transmission Network Owners and Operators	In progress

UTILITIES	**Next Generation and Superfast Broadband** Delivery of improved digital connectivity The project aims to bring broadband to 113,000 remote premises by March 2028, including around 61,000 across North Scotland and the Highlands.	The North Lot Contract (LOT 1) for the R100 Broadband Scheme is expected to be complete by March 2028.	Next Generation: £146M (across whole of HIE area) Superfast: TBC	Scot Gov, HIE, BT, Other Public Sector Bodies	2026 update: 96,347 premises have now been connected through its £697m R100 broadband rollout with Openreach
	Upgrading Water Quality Glenconvinth Water Treatment Works – capital maintenance undertaken at service reservoirs to ensure continued high water quality and security of supply		TBC	Scottish Water	
	Additional Water Storage Capacity Assynt Supply System – tripling of storage capacity to reduce risk of service disruption		TBC	Scottish Water	
	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.
	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.
OTHERS	**New Highland Prison (HMP Highland)** 200 inmate capacity	2019-2027	£209M	Scottish Government	Under construction. Expected to be operational by spring 2027. Will double present capacity of existing Porterfield, Inverness prison.

Employment Sites

2) STRATEGIC EMPLOYMENT SITES

SITE (LDP Site Reference of development)	TIMESCALES	COST and FUNDING	DELIVERY	
			Delivery Partners	Update & Actions
IA01 Inverness Airport Business Park Area - 199.4 ha allocated for Business and Industry	Ongoing	Not known	Inverness Airport Business Park Ltd (Moray Estates, Highlands & Islands Airports Ltd, Highlands & Islands Enterprise (HIE)), THC	Phase 1 servicing complete - 14.5ha of serviced land available. Following developments complete: - General industry 9,710sqm - Storage and distribution 1,115sqm - Warehouse/workshop 1,429sqm - Hotel 130 bed/5,200sqm - Inverness Airport Rail Station (operational 2023). Future development: - Application permitted for c7,500sqm storage and distribution warehouse in August 2026 - Active interest in development in further 2 hectare site for Class and/or 6 development
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 - Phase 2 2025	£25m Initial Investment	HIE, University of the Highlands & Islands, THC	Plots and configurable building space available for offices, workshops, laboratories and co-working research and development. Scotland's Rural College's Rural & Veterinary Innovation Centre opened in 2023. National Treatment Centre (Highland) opened in 2023. Life Sciences Innovation Centre, hotel and sports facilities planned for next phases. Parts of the Campus designated as part of the I&CF Green Freeport Tax Site in February 2024. Phase 2 Inverness Campus application, including 70,000sqm floorspace, permitted in December 2025 subject to the conclusion of a legal agreement.
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**		Not known	THC (Inverness Common Good Fund), SEPA, Transport Scotland	Planning application to east of Longman West for Development of 9.9MW ground-mounted solar array and associated works permitted August 2026.

IA02 Dalcross Industrial Estate Expansion Area - 10.4ha allocated for employment uses (Class 4,5,6)	Unknown	Not known	THC	Future development and layout subject to no net detriment to the operational requirements of nearby heliport.
CS01 Castle Stuart Area - 91.6ha allocated for Business uses	Second golf course complete early 2026	Not known	Landowner/Developer (Cabot Highlands)	Second golf course complete 2026. Intentions for other elements of original permission including 57 bedroom hotel, 28 hotel apartments and 120 timeshare units unknown.
FG01 Fort George Area - 50.1ha allocated for Mixed Use	Land and buildings should be surplus to MoD (Ministry of Defence) use in 2032	Not known	Ministry of Defence (Defence Infrastructure Organisation (DIO)), Historic Environment Scotland, THC and NatureScot.	DIO are undertaking initial feasibility work on site's development potential for when it is declared surplus. Planning permission was approved in 2025 for works to the sea wall to help mitigate coastal erosion. Further work underway to better understand coastal erosion issues. This work will inform a future disposal strategy being developed by the MoD and its consultant team.
INC06 Port of Inverness (Harbour Gait) Area - 30 ha Inverness Harbour and expansion land to the east is identified as a Mixed Use allocation- site reference INC06 'Harbour Gait'.	Ongoing	Not known	THC, Port of Inverness, HIE	Parts of the port area were designated as part of the Inverness and Cromarty Firth (I&CF) Green Freeport Tax Site in February 2024. The Tax Site boundary extends along the River Ness waterfront towards the City Centre. Any green freeport proposals which would extend beyond the INC06 site boundary will be subject to an inclusive masterplanning process.
IG05 Invergordon - Area- 22.1 ha - is included within the 'Strategic Renewable Energy Zone' as shown in the Spatial Strategy and the section on the renewable energy sector within the economic strategy.	Ongoing	Not known	THC, Port of Cromarty Firth, HIE	Parts of the port area were designated as part of the I&CF Green Freeport Tax Site in February 2024. The Tax Site boundary extends outwith allocated land largely into the firth. Any green freeport proposals which would extend beyond the allocated site boundary will be subject to an inclusive masterplanning process.
HD01 Highland Deephaven Area - 150.2ha allocated for Industrial uses (Highland Deephaven for Industry, Business and Infrastructure uses.) Also, specific site reference EV05 Evanton Industrial Estate for industry uses.	Ongoing	Not known	THC, HIE, Landowner, Developer(s)	Parts of the allocated land were designated as an I&CF Green Freeport Tax Site in February 2024. The Tax Site boundary extends outwith HD01 and EV05. Any green freeport proposals which would extend outwith allocated land will be subject to an inclusive masterplanning process. Owner of Highland Deephaven is a member of Opportunity Cromarty Firth partnership progressing renewable energy projects.

NG01 Nigg **Area - 242 ha** allocated for industry Nigg Energy Park and adjoining land to the east is identified as an Economic Development Area and allocated for Industrial uses, site reference NG01 'Nigg Yard'.	Ongoing	Not known	Port of Nigg, THC, HIE	Parts of the allocated land were designated as an I&CF Green Freeport Tax Site in February 2024. Subsea cable factory complete October 2026. New east quay completed in 2022, further quay under construction. Any green freeport proposals which would extend outwith allocated land will be subject to an inclusive masterplanning process.
WH01 Whiteness **Area - 292.5 ha** allocated for renewables innovation, manufacturing and maintenance hub	Ongoing	Not known	Port of Ardersier (Haventus), Developer(s), THC, HIE	Parts of the allocated land were designated as an I&CF Green Freeport Tax Site in February 2024. Application permitted April 2026 - Ardersier Port extension for port-related services associated with energy-related uses within and beyond WH01 allocation.

3 Alness

Alness

ALNESS

	Deliverable Housing Land Pipeline →		Short			Medium			Long					
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
HLA 2025	AL01	Willowbank Park	0	0	0	0	0	0	0	0	0	0	0	**0**
	AL02	Crosshills	0	0	0	0	30	30	0	0	0	0	0	**60**
	AL03	Milnafua Farm	0	0	25	24	50	0	0	0	0	0	0	**99**
	AL04	Whitehills	0	0	0	0	0	0	0	0	0	0	0	**0**
	AL05	Dalmore	0	0	34	0	30	0	0	0	0	0	0	**64**
	AL06	Obsdale Road	0	0	0	0	0	40	0	0	0	0	0	**40**
		TOTAL	**0**	**0**	**59**	**24**	**110**	**70**	**0**	**0**	**0**	**0**	**0**	**263**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Alness Burial Ground	No Contributions required	N/A	2027	£345,000 identified in HIP for 2026/27	THC	Works ongoing to identify new site – investigative trial dig reports being assessed for suitability of ground conditions for 2 potential sites.
Community Facilities	Averon Leisure Centre - improvements to existing centre in short term, replacement facility in longer term	All housing development within Alness Academy catchment	Standard community facility rate	2032	£3.5M	HLH, THC	Prioritised to be delivered within the HLH priority capital projects
Schools	Bridgend Primary - expansion	All housing developments within the school catchment	£1,607 per home	Completed August 2021	Complete	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Coulhill Primary - expansion	All housing developments within the school catchment	No current capacity issues therefore contributions not required	Completed 2021	Complete	THC	The Highland Council previously forward funded the expansion of this school provision to address past capacity issues.
Schools	Obsdale Primary - expansion	All housing developments within the school catchment	No current capacity issues therefore contributions not required	Completed August 2021	Complete	THC	The Highland Council previously forward funded the expansion of this school provision to address past capacity issues.

Schools	Alness nursery provision - expansion required. Delivered either in association with existing primary schools or as a new separate Early Learning annexe within the town.	N/A	N/A	TBC	TBC	THC	Options currently being assessed by the Council. This could be provided through enhancing and extending the existing HLH facilities in the Averon Leisure Centre.
Schools	Alness Academy	All housing developments within the school catchment	No current capacity issues therefore contributions not required				
Transport	Deliver inter-settlement active travel connections including but not limited those outlined in IMFLDP2, including Alness to Invergordon (see Alness and Invergordon Active Travel Masterplan Action 1 below)	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	TBC		Rosskeen sections complete. Planning permission permitted for Rosskeen to Invergordon section in May 2026, construction funding sought from Active Travel Infrastructure Fund 2026/27. Walk Wheel Cycle Trust's Network Development Plan includes the aspirational realignment of NCN 1 between Alness and Tain to pick up Invergordon and Milton and Kildary.
Transport	Deliver settlement wide sustainable transport intervention priorities, including those outlined in IMFLDP2 and/or the Alness and Invergordon Active Travel Masterplan (ATM) (ATM actions listed below)	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	TBC		Detail below
Transport	Alness and Invergordon Active Travel Masterplan Action 1 - B817, between Invergordon and Alness from Woodside 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 apply for funding from Transport Scotland in financial year 2026/2027	Alness to Rosskeen sections complete. Planning permission permitted for Rosskeen to Invergordon section in May 2026, construction funding sought from Active Travel Infrastructure Fund 2026/27.

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	
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	
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	Unknown	£420,000		Road Structures Annual Report 2025 notes assessment then repair or replacement required.
Transport	Lealty Bridge - replace existing deteriorated bridge on U1990 Boath Road	None	None	Unknown	£330,000		Road Structures Annual Report 2025 notes repair and possible widening

Ardersier

ARDERSIER

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	AR02	East of Station Road	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL	0	0	0	0	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	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.	2026 (Phase 1)	£600,000 identified in HIP for 2026/27 . THC, Developer Contributions, UK Govt, Scot Govt	THC, UHI, HIE, HLH	Planning permission permitted February 2026 for full size 3G sports pitch, carparking, fencing and floodlighting and modular changing facilities. Construction commenced for phase 1 late summer 2026.
Schools	Ardersier Primary School - expansion	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	Completed August 2020	Complete	THC	The Highland Council have previously forward funded the expansion of school provision to address known capacity issues. If the Proposed Ardersier Masterplan Consent Area is taken forward requirement for contributions will be reviewed by re-running this school roll forecast.
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.	£3,482 per home	Modular classrooms completed 2022.	TBC	THC, HLH, Developers	The Highland Council have forward funded the expansion of school provision to address known capacity issues. Scale and timing of any required new school/s remains under review.
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 School catchment area may be liable.	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.	TBC	TBC	THC	Some improvements complete, number of other improvements specified in IMFLDP2. Opportunities for a connection between Ardersier and Nairn being explored, may be influenced by A96 dualling.
Transport	Coastal Trail - path between Inverness and Nairn that follows the line of the coast	All development within Ardersier 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 £171.63	Ongoing	c£2M stated in Green Networks Supplementary Guidance	THC, Developers, Landowners	Detail set out in Green Networks Supplementary Guidance, A96 Green Network. Being progressed in sections.

5 Auldearn

Auldearn

AULDEARN

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	AU01	Land at Meadowfield	0	0	0	0	2	2	2	2	0	0	0	**8**
		TOTAL	**0**	**0**	**0**	**0**	**2**	**2**	**2**	**2**	**0**	**0**	**0**	**8**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Nairn Leisure Centre - Expansion/reconfiguration to provide fitness studio for classes, larger fitness suite and changing village	All housing development within Nairn Academy catchment to contribute towards eligible components of the project.	Standard community facility rate	Unknown	Unknown	HLH, THC	HLH Priority Project
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.	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	Operational October 2026	£54.8M (Learning Estate Investment Programme), part funding within THC Consolidated Highland Investment Plan	THC, HLH, Scot Gov	Planned completion October 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 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	The Council's Inner Moray Firth Active Travel Network identifies a route between Auldearn and Nairn.

Avoch

AVOCH

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	AV01	Rosehaugh East Drive	0	0	0	10	10	10	9	0	0	0	0	**39**
	AV02	Muiralehouse	0	0	0	0	12	24	24	20	0	0	0	**80**
		TOTAL	**0**	**0**	**0**	**10**	**22**	**34**	**33**	**20**	**0**	**0**	**0**	**119**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Avoch Public Toilets - refurbishment, replacement or redevelopment of public toilet facilities, potentially integrated with other community facilities and infrastructure improvements.	All housing development within Fortrose Academy catchment.	Standard community facility rate	2027-2028	Project costs to be determined through feasibility and options appraisal work. No funding secured at present.	Avoch and Killen Community Council; The Highland Council.	Existing public toilets have been closed for several years. Community support demonstrated through local consultation. Feasibility and options appraisal work proposed for 2026-27 to identify a preferred solution, funding requirements and delivery approach.
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 community facility rate	2028	£900K	HLH, THC	HLH Priority Project
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	June 2026 - The Stakeholder Group has been established to consider the phasing and sequencing of works, including the adjacent Black Isle Leisure Centre facilities
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	The Council's Inner Moray Firth Active Travel Network identifies a route between Munlochy and Fortrose and Rosemarkie (passing through Avoch). This route is also part of Walk Wheel Cycle Trust's Network Development Plan for NCN1. Work has been ongoing since 2024 to create a safe and attractive route for walking and cycling on the section between Avoch and Munlochy.

7 Beauly

Beauly

BEAULY

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	BE01	Beauly North	0	20	20	12	0	0	20	20	20	20	100	**232**
	BE04	West of Cnoc na Rath	0	0	0	0	0	0	10	20	20	20	20	**90**
	BE05	Fraser Street Allotments	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**0**	**20**	**20**	**12**	**0**	**0**	**30**	**40**	**40**	**40**	**120**	**322**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	West Inverness, Charleston Community Complex - Enhanced community facilities as part of wider Charleston Academy HIP Project	All housing development within Charleston Academy Catchment.	TBC	TBC	TBC	THC, HLH	Currently under development within the replacement Charleston Academy HIP PoD project
Schools	Beauly Primary - replacement school	All housing developments within the school catchment.	Contributions not currently required	Earliest operational date 2028/29	HIP March 2025 - 20M Funding from 2025-2029	THC	June 2026 - The statutory consultation report for the school relocation was approved, site acquisition is progressing subject to planning approval, the Stakeholder Group has been re-established, and community engagement is informing the proposed PoD facilities and future of Phipps Hall.
Schools	**Charleston Academy -** replacement secondary school	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	Earliest operational date 2029/30	£80M in THC Highland Investment Plan May 2025	THC, HLH	June 2026 - The project has moved from a phased development to a single new-build campus incorporating replacement Community Complex facilities, with a Stakeholder Group to be established and design, phasing and stakeholder updates to follow.
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 - remaining sections dependent upon allocated development sites coming forward.
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	The Council's Inner Moray Firth Active Travel Network identifies routes between: - Beauly and Muir of Ord - In progress - section to be delivered through housing development and some works delivered through the Road Safety team - Beauly and Inverness - In progress, some sections delivered between Beauly and Inchmore

Conon Bridge

CONON BRIDGE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	CB01	Former Petrol Filling Station	0	0	0	0	0	0	0	0	0	0	0	**0**
	CB02	Braes of Conon North	18	0	0	0	0	0	0	0	0	0	0	**18**
	CB03	Druthy Duck	0	0	6	0	0	0	0	0	0	0	0	**6**
	CB04	Braes of Conon (South)	0	0	54	30	30	30	16	0	0	0	0	**160**
	CB05	Pescanova Factory Site	0	0	0	0	0	0	20	20	0	0	0	**40**
	CB06	Riverford	10	24	20	21	0	0	0	0	0	0	0	**75**
	WF_21/05918/FUL	Schoolhouse Belt	0	0	7	10	11	0	0	0	0	0	0	**28**
		TOTAL	28	24	87	61	41	30	36	20	0	0	**327**	**654**

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 IMFLDP2 settlement text.	Standard community facility 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 - Expansion/reconfiguration/refurbishment including new studio and training space, larger fitness suite and changing village	All housing development within Dingwall Academy catchment.	Standard community facility rate	Unknown	TBC	HLH, THC	HLH Priority Project
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	Walk Wheel Cycle Trust's Network Development Plan includes improvements/ upgrades to the NCN in and around settlements including NCN 1 at Conon Bridge.
Water & Waste	River Conon Flood Defence Improvements	Land safeguard CB03 and CB05	Previous rate of £1,600 established			THC	Planning consent on relevant site/s required contribution towards flood defence improvement works

9 Cromarty

Cromarty

CROMARTY

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	CM01	Sandilands	0	0	15	15	0	0	0	0	0	0	0	**30**
		TOTAL	**0**	**0**	**15**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**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.	Standard community facility rate	2028	£900K	HLH, THC	Prioritised to be delivered within the HLH priority capital projects.
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	June 2026 - The Stakeholder Group has been established to consider the phasing and sequencing of works, including the adjacent Black Isle Leisure Centre facilities
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	Walk Wheel Cycle Trust's Network Development Plan includes improvements to the NCN between settlements, including NCN 1 between Rosemarkie and Cromarty. The Council's Inner Moray Firth Active Travel Network identifies a route between Munlochy and Cromarty via Killen.

Croy

CROY

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	CR01	West of Primary School	0	0	0	0	0	0	0	0	0	0	0	**0**
	CR02	North West of Primary School	0	0	0	0	0	25	25	0	0	0	0	**50**
		TOTAL	**0**	**0**	**0**	**0**	**0**	**25**	**25**	**0**	**0**	**0**	**0**	**50**

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.	2026 (Phase 1)	£600,000 identified in HIP for 2026/27 . THC/Developer Contributions	THC, UHI, HIE, HLH	Planning permission permitted February 2026 for full size 3G sports pitch, carparking, fencing and floodlighting and modular changing facilities. Construction commenced for phase 1 late summer 2026.
Schools	Croy Primary - expansion and new primary school to serve Tornagrain	All housing developments within the school catchment	£2,041 per home	2024/25 - 2028/29	£15.5M in THC Capital Programme 2024/25 - 2028/29 for new Primary School at Tornagrain	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. Planning application anticipated to be submitted summer 2026 with construction start in 2027.
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.	£3,482 per home	Modular classrooms completed 2022.	TBC	THC, HLH, Developers	The Highland Council have forward funded the expansion of school provision to address known capacity issues. Scale and timing of any required new school/s remains under review.

Transport	Coastal Trail - path between Inverness and Nairn that follows the line of the coast	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 £171.63	Ongoing	c£2M stated in Green Networks Supplementary Guidance	THC, Developers, Landowners	Detail set out in Green Networks Supplementary Guidance, A96 Green Network. Being progressed in sections.
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections, including but not limited to Inverness to Nairn (via Tornagrain-Croy-Clephanton)	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	Section between Clephanton and Croy under construction summer 2026. Other sections ongoing.	Walk Wheel Cycle Trust, THC, landowners, developers, community groups	Part of Walk Wheel Cycle Trust's Network Development Plan for the traffic-free realignment of NCN 1 between Inverness and Nairn. Some sections complete, in progress / under construction. Section between Clephanton and Croy under construction. The Council's Inner Moray Firth Active Travel Network also identifies a routes that connect Croy to Cawdor and Tornagrain.

11 Culbokie

Culbokie

CULBOKIE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	CU02	Land North of School Croft	0	0	0	1	1	1	0	0	0	0	0	**3**
	WF_23/00446/PIP	North of Solus Or	0	0	0	10	10	0	0	0	0	0	0	**20**
		TOTAL	**0**	**0**	**0**	**11**	**11**	**1**	**0**	**0**	**0**	**0**	**0**	**23**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Culbokie Community Hub - village green, public toilets, potting shed, business and meeting space and community café	All housing development within Culbokie Primary School catchment	Standard community facility rate	Ongoing	Village Green, public toilets and potting shed funded and complete, The Space fully funded by Scottish Government by the Scottish Government Regeneration Capital Grant Fund. No funding yet identified for Community Café.	Culbokie Community Trust	Planning applications permitted (21/01930/FUL and 24/00738/FUL). Village green, public toilets and potting shed complete. Business and meeting space planned for completion June 2027. Community café aiming to open in 2028 subject to funding.
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 community facility rate	2028	£900K	HLH, THC	HLH Priority Project
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	June 2026 - The Stakeholder Group has been established to consider the phasing and sequencing of works, including the adjacent Black Isle Leisure Centre facilities

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, Scottish Government, developers	£1.4M Culbokie Active Travel Village Project complete 2026. The Council's Inner Moray Firth Active Travel Network identifies a route between Easter Kinkell and Culbokie.

Dingwall

DINGWALL

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	DW01	North - Craig Road	1	2	2	2	2	2	2	2	2	2	7	**26**
	DW02	North - South of Tulloch Castle	15	10	6	0	0	24	0	10	10	10	0	**85**
	DW04	Land Opposite Sherriff Court	0	0	0	0	0	0	3	3	3	3	10	**22**
	WF_22/01126/PIP	Meiklefield Road	0	0	34	0	0	0	0	0	0	0	0	**34**
	WF_22/02175/FUL	Mill Street	4	0	0	0	0	0	0	0	0	0	0	**4**
		TOTAL	**20**	**12**	**42**	**2**	**2**	**26**	**5**	**15**	**15**	**15**	**17**	**171**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Dingwall Leisure Centre - Expansion/reconfiguration/refurbishment including new studio and training space, larger fitness suite and changing village	All housing development within Dingwall Academy catchment.	Standard community facility rate	Unknown		HLH, THC	HLH Priority Project
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 community facility 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	N/A	Earliest operational date 2030/31	£50M in THC Highland Investment Plan May 2025 (including replacement Dingwall Primary School)	THC	To be provided within a new 'Dingwall Point of Delivery (PoD)' that is also intended to incorporate a new Dingwall Primary School
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	June 2026 - Ward Member engagement is ongoing, a Stakeholder Group will be established, and the masterplan includes provision for a potential Phase 2 PoD building on the existing primary school site.
Transport	Dingwall Development Infrastructure - Road and active travel improvements to facilitate the delivery of some of the otherwise constrained development sites	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 HIP £740k 2026/27 to 2028/29	THC, Developers	Collection of developer contributions ongoing informed by Dingwall Developer Contributions Protocol.
Transport	Deliver inter-settlement active travel connections including but not limited those outlined in IMFLDP2, including Dingwall to Strathpeffer, Dingwall to Alness and Dingwall to Conon Bridge	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.			THC, Developers, Walk Wheel Cycle Trust	Peffery Way between Strathpeffer and Dingwall complete with exception of a small section, that became subject to a path order in 2026. Timescales for work dependent upon funding. Walk Wheel Cycle Trust's Network Development Plan includes: - the aspirational realignment of NCN 1 between Alness and Tain to pick up Invergordon and Milton and Kildary. - Dingwall – Strathpeffer (Peffery Way) outlined as part of aspiration to create NCN
Transport	Deliver settlement wide sustainable transport intervention priorities, including those outlined in IMFLDP2 and/or the Dingwall Active Travel Masterplan (ATM) (ATM actions listed below)	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			Detail below

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, Walk Wheel Cycle Trust (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, Walk Wheel Cycle Trust (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, Walk Wheel Cycle Trust (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 Peffery Flood Protection Scheme	N/A	No contributions required	Ongoing	HIP £60K to 2027	THC, Scottish Government	£1.5m catchment scale restoration project carried out between 2022 and 2026. River restoration work included large scale re-meandering, floodplain wetlands and flood storage, ditch re-profiling and flood storage / habitat ponds.

13 Dores

Dores

DORES

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	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	5	0	0	0	0	0	0	0	0	**17**
		TOTAL	**0**	**12**	**5**	**0**	**5**	**5**	**0**	**0**	**0**	**0**	**0**	**27**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Dores Burial Ground - expansion	No contributions required	N/A	2026	£157,000 identified in HIP as total planned net cost over 5 years	THC	Planning application permitted 2023, construction programmed for 2026. Cemetery extension works have been awarded with works to progress over summer.
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 (including relevant actions identified in the South Loch Ness Road Improvement Strategy)	All development within Aldourie 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.	TBC	TBC	THC, Developer	Number of traffic calming and highways improvements committed as part of planning permission issued in December 2025 for a housing development in Dores (25/00437/FUL).

Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections, including between Dores and Inverness.	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	The Council's Inner Moray Firth Active Travel Network identifies a route between Dores and Inverness. NCN 78 between Fort Augustus, Foyers and Dores was reclassified due to the traffic speed and volumes on the B852 and B862 between the settlements. Walk Wheel Cycle Trust's Network Development Plan includes reinstatement of this route. Some progress has been made to improve the connection, linked to the South Loch Ness Roads Improvement Strategy. Futher potential with Walk Wheel Cycle Trust funding, developer provision/developer contributions.

Drumnadrochit

DRUMNADROCHIT

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	DR01	Former A82 Retail Units	0	0	0	0	0	0	0	0	0	0	0	**0**
	DR02	Land Adjoining Supermarket	14	13	0	0	0	0	0	0	0	0	0	**27**
	DR03	Drum Farm	24	34	0	0	0	0	0	0	0	0	0	**58**
		TOTAL	**38**	**47**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**85**

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	£1,450 per home	Expansion complete 2018	THC	THC	The Higland 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	

15 Evanton

Evanton

EVANTON

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	EV01	Teandallon East	32	0	0	34	0	40	0	0	0	0	0	**106**
	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	19	25	25	25	25	25	16	0	0	0	**160**
		TOTAL	**32**	**19**	**25**	**59**	**30**	**70**	**40**	**26**	**10**	**0**	**0**	**311**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Averon Leisure Centre - improvements to existing centre in short term, replacement facility in longer term	All housing development within Alness Academy catchment	Standard community facility rate	2032	£3.5M	HLH, THC	Prioritised to be delivered within the HLH priority capital projects
Community Facilities	Evanton Sports Centre - Facility improvements and car park extension to address capacity constraints.	All housing development within Kiltearn Primary School Catchment.	Standard community facility rate	TBC	£600K	HLH, THC	
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	Ongoing	TBC	THC, developer	Existing on road route, consideration being given to potential for Quiet Route/Way.
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. Technical Feasibility Study commissioned by HITRANS in 2024.
Transport	Access road, bridge link between Teandallon and Drummond Road	Site allocation EV01 as shown in IMFLDP2 required to contribute.	Rate dependent on stage of project design. Indicative rate of £2,500 per house.	Not known	Not known	Developers, THC	

Fort Augustus

FORT AUGUSTUS

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	FA01	Glebe	0	0	0	0	0	0	0	0	0	0	0	0
	FA02	Village Centre	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL	0	0	0	0	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 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	NCN 78 between Fort Augustus, Foyers and Dores was reclassified due to the traffic speed and volumes on the B852 and B862 between the settlements. Walk Wheel Cycle Trust's Network Development Plan includes reinstatement of this route, including improvements/upgrades in and around Fort Augustus. Some progress has been made, linked to the South Loch Ness Roads Improvement Strategy. Further potential with Walk Wheel Cycle Trust funding, developer provision/developer contributions.
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 and Rosemarkie

FORTROSE & ROSEMARKIE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	FR01	Greenside Farm	0	9	8	0	0	0	0	0	0	0	0	**17**
	FR02	Ness Gap	0	4	4	0	0	0	0	0	0	0	0	**8**
		TOTAL	**0**	**13**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25**

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 community facility rate	2028	£900K	HLH, THC	Prioritised to be delivered within the HLH priority capital projects.
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, partial rebuild due to suitability and condition issues and new 3G sports pitch	All housing developments within the school catchment	No current capacity issues therefore contributions not required	Target overall completion in 2030/31	HIP March 2025 - £24M Funding from 2025-2031	THC, HLH	June 2026 - The Stakeholder Group has been established to consider the phasing and sequencing of works, including the adjacent Black Isle Leisure Centre facilities.
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		The Council's Inner Moray Firth Active Travel Network identifies a route between Munlochy and Fortrose and Rosemarkie (passing through Avoch). This route is also part of Walk Wheel Cycle Trust's Network Development Plan for NCN1. Work has been ongoing since 2024 to create a safe and attractive route for walking and cycling on the section between Avoch and Munlochy.
Transport	Traffic management and monitoring for key routes through the villages	N/A	No contributions required	Not known	Not known	THC, Developers	2026/27 - construction ready design prepared to improve walking and wheeling accessibility on Fortrose High Street, with new road crossing infrastructure and levelled and resurfaced footways.

Invergordon

INVERGORDON

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	IG01	Cromlet	0	0	43	0	0	14	0	0	0	0	0	**57**
	IG02	Invergordon Mains	0	0	0	0	0	50	0	0	0	0	0	**50**
	IG03	Land south west of Railway Station	0	0	0	0	0	0	0	0	0	0	0	**0**
	IG04	Disused Fuel Tank Farm	0	0	0	0	0	0	0	0	0	0	0	**0**
	WF_23/05466/FUL	Rosskeen	0	0	48	18	0	0	0	0	0	0	0	**66**
		TOTAL	**0**	**0**	**91**	**18**	**0**	**64**	**0**	**0**	**0**	**0**	**0**	**173**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Rosskeen burial ground	No Contributions required	N/A	2029		THC	Land acquisition currently underway for extension to existing cemetery.
Community Facilities	Invergordon Leisure Centre - Expand changing room capacity, additional parking provision, swimming pool upgrades, aquatic provision, roof replacement and synthetic pitch.	All housing development within Invergordon Academy catchment.	Standard community facility rate	Unknown	£1.8M	HLH, THC	HLH Priority Project
Schools	Park Primary - replacement due to fire damage (school currently based at Invergordon Academy)	All housing developments within the school catchment	No current capacity issues therefore contributions not required	Unknown		THC	
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 inter-settlement active travel connections including but not limited those outlined in IMFLDP2, including Alness to Invergordon (see Alness and Invergordon Active Travel Masterplan Action 1 within Alness section)	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	TBC		Alness to Invergordon Route - Alness to Rosskeen sections complete. Planning permission permitted for Rosskeen to Invergordon section in May 2026, construction funding sought from Active Travel Infrastructure Fund 2026/27. Walk Wheel Cycle Trust's Network Development Plan includes the aspirational realignment of NCN 1 between Alness and Tain to pick up Invergordon and Milton and Kildary.

Transport	Deliver settlement wide sustainable transport intervention priorities, including those outlined in IMFLDP2 and/or the Alness and Invergordon Active Travel Masterplan (ATM)	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.	All allocations within Invergordon as shown in IMFLDP2 and any other site which bring impacts will be required to contribute when an enhancement scheme has been confirmed. Proposal to expedite delivery of project - with contribution from 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&CF Green Freeport Project and to avoid a site by site approach that has hindered delivery of the scheme to date.	A mechanism will be established for seeking proportionate contributions from proposed developments in the surrounding area.	Design development 2026/27	Indicative roundabout cost of £5.2M (unfunded item in THC Capital programme 2024-2029) - Green Free Port Seed funding £2.6M HIP funded £113,000 for design work, scheduled 2026/2027	THC, Developers, Transport Scotland	Planning application (26/02904/FUL) submitted July 2026. HIP notes that Tomich Junction is within the Green Freeport Full Business Case seed funding proposals - updated cost funding and profile to be reflected. Budget shortfall for construction.

19 Inverness City

Inverness City

INVERNESS CITY

HLA 2025

Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
INC01	Diriebught Depot	0	0	0	0	0	0	0	0	0	0	70	**70**
INC02	Porterfield Prison	0	0	0	0	0	20	20	0	0	0	0	**40**
INC04	North East of Academy St	0	0	0	0	0	0	0	0	0	0	0	**0**
INC05	Shore Street City Centre Expansion	0	0	0	0	0	0	0	0	25	25	150	**200**
INC10	Inverness Castle and Bridge Street	0	0	0	0	0	0	0	0	0	0	0	**0**
WF_20/01547/FUL	Culcabock Avenue	0	0	0	0	0	0	0	5	0	0	0	**5**
INE01	Easterfield	0	40	45	27	0	0	0	0	0	0	0	**112**
INE02	Ashton South	0	0	0	0	0	0	0	0	40	40	30	**110**
INE03	Ashton East	0	0	0	0	0	0	45	45	45	45	235	**415**
INE05	Stratton North	0	0	0	0	0	0	50	35	35	35	150	**305**
INE06	Stratton East	33	7	38	33	0	0	0	0	0	0	0	**111**
INE07	Milton of Culloden South	0	0	0	40	40	40	40	40	40	40	120	**400**
INE11	Castlehill	0	0	0	0	0	0	0	0	0	0	125	**125**
INE12	Castlehill Road	0	0	0	0	0	0	0	0	0	0	10	**10**
INE13	Ashton West	0	0	0	0	0	0	0	0	0	0	0	**0**
INE14	Cradlehall Court	0	0	0	0	0	0	0	0	0	0	0	**0**
INE15	Ashton Central	0	0	0	0	0	0	0	40	40	40	100	**220**
INE16	Stratton West	0	0	0	0	0	0	0	0	0	0	60	**60**
INE17	Stratton Central	0	0	0	0	0	17	0	0	0	0	0	**17**
INE18	Balloch Farm	49	0	50	25	25	25	25	25	25	25	24	**298**
INS01	Drakies House	0	0	0	0	0	0	0	0	0	0	0	**0**
INS02	Inshes Small Holdings	0	0	0	0	20	30	30	21	0	0	0	**101**
INS03	Druid Temple	33	45	45	15	0	0	0	0	0	0	0	**138**
INS04	Milton of Leys Centre	0	0	0	11	0	0	0	0	0	0	0	**11**
INS06	Bogbain West	0	8	25	35	32	0	0	0	0	0	0	**100**
INS07	Earls Gate	12	28	43	22	0	0	0	0	0	0	0	**105**
INS08	Drummond Hill	8	11	0	0	0	0	0	0	0	0	0	**19**
INS09	Ness-side Central	53	42	44	60	56	0	0	0	0	0	0	**255**
INS10	Holm Burn Place	0	0	0	0	0	0	10	0	0	0	0	**10**
INS11	Ness Castle West	9	0	10	40	40	40	40	31	0	0	0	**210**
INS12	Ness Castle East	0	0	0	0	0	0	24	40	20	0	0	**84**
INS13	Ness-side South	0	0	0	0	20	20	20	20	20	20	100	**220**
INS14	Wester Inshes	0	0	0	0	0	0	27	30	30	13	0	**100**
INS16	Ness-side North	0	0	0	0	0	0	30	30	30	30	0	**120**
INS17	Knocknagael	0	0	0	30	0	0	0	0	0	0	0	**30**
INS19	East of Milton of Leys Primary School	0	6	18	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	15	63	79	78	42	80	80	30	0	0	**467**
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	30	30	30	30	30	30	30	155	**380**
INW02	South of Golfview Road	27	22	0	0	0	0	0	0	0	0	0	**49**
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	0	21	0	0	0	0	0	0	0	0	0	**21**

	INW06	Westercraigs South	0	0	0	0	0	0	0	0	0	0	0	0	**0**
	INW08	Torvean North	0	0	30	18	30	40	0	0	0	0	0	0	**118**
	INW09	Torvean South	0	0	0	0	0	0	0	0	0	0	0	0	**0**
	INW10	East of Muirtown Locks	0	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	0	0	**0**
	WF_16/03534/FUL	Torvean Caravan Park	0	0	0	0	0	12	0	0	0	0	0	0	**12**
		TOTAL	**224**	**257**	**426**	**465**	**371**	**316**	**471**	**472**	**410**	**343**	**1329**		**5084**

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		
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	
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.	2026 (Phase 1)	THC/Developer Contributions	THC, UHI, HIE, HLH	Planning permission permitted February 2026 for full size 3G sports pitch, carparking, fencing and floodlighting and modular changing facilities. Construction commenced for phase 1 late summer 2026.
Community Facilities	South Inverness - Community Growing - improvements to the existing Holm Grown community growing space at Dores Road and establishment of allotments within the Ness-side development.	All housing development within Inverness Royal Academy Secondary School Catchment.	Standard community facility contribution rate.	2027	Project costs to be confirmed.	Holm Community Council; Holm Grown	Existing community growing space established at Dores Road but requries infrastructure improvements to further develop. Allotments previously approved as part of planning permission 17/02009/FUL.

Community Facilities	South Inverness - New Church and Community Facilities at Dores Road	All housing development within Inverness Royal Academy Secondary School Catchment.	Standard community facility rate	2027	Majority of funding for the church development understood to be secured from other sources. Contributions sought towards community café element and other related community facilities.	Holm Community Council; Inverness: St Columba Church of Scotland	Planning permission granted for new church building (26/01384/FUL). Community café space included within approved development but currently limited funds for the delivery of this element.
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 application permitted (24/00796/FUL) in October 2025 with inclusion of allotments at Stratton Central INE17. Potential for inclusion of allotments at Milton of Culloden South INE07.
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.	Standard community facility rate	2028	£2M	HLH, THC	
Community Facilities	South Inverness, Inshes District Park	Development within Inshes as defined in the Inshes and Milton of Leys Development Brief.	£1,713	Complete		THC	Complete. Partly forward funded by THC.
Community Facilities	South Inverness, Inshes District Park - Maintenance	Development within Inshes as defined in the Inshes and Milton of Leys Development Brief.	£500	Ongoing		THC	
Community Facilities	Kilvean burial ground	No Contributions required	N/A	2028		THC	Drainage works for new extension complete. Plan underway for future use of site.
Community Facilities	Inverness Crematorium - Extension and replacement equipment Kilvean Cemetery - Expansion	N/A	No contributions required	Ongoing	£2,206,000 identified in HIP as total planned spending net over 5 years	THC	Crematorium -works underway, planned completion November 2026. Cemetery - planning permission and drainage works complete for next extension that will provide c10 years of additional capacity. Utilisation of other parts of burial ground could add 15 to 20 more years of capacity. Long-term planning underway to identify land for a new Inverness cemetery to eventually replace Kilvean Cemetery.

Community Facilities	West Inverness, Charleston Community Complex - Enhanced community facilities as part of wider Charleston Academy HIP Project	All housing development within Charleston Academy Catchment.	TBC	TBC	TBC	THC, HLH	Currently under development within the replacement Charleston Academy HIP PoD project
Community Facilities	Regional Sports facilities - New indoor tennis centre and indoor athletics training provision - Delivered as part of a wider Strategic sports plan for Highland	All housing development within High School Catchment and Torvean and Ness-side Development Brief	Standard community facility rate.	TBC	£3.8M	HLH, Tennis Scotland, Sport Scotland, Lawn Tennis Association	Business case prepared. Agreement to submit outline funding bid to Transforming Scottish Indoor Tennis Fund by November 2018. Stage 1 application has been submitted and developing toward to a Stage 2 application. Possibility of a phased approach
Community Facilities	Inverness Leisure Centre - Development of extended fitness and strength and conditioning facilities, replacement water slides, 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.	2030	£6M TBC	HLH, THC	
Schools	Aldourie Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Bishop Eden Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Balloch Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Bun-sgoil Ghàidhlig Inbhir Nis	N/A	N/A				
Schools	Cauldeen Primary School	All housing developments within the school catchment.	£2,571 per home	2018		THC	The Hagland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Central Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				

Schools	**Charleston Academy -** replacement secondary school	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	Earliest operational date 2029/30	£80M in THC Highland Investment Plan May 2025	THC, HLH	June 2026 - The project has moved from a phased development to a single new-build campus incorporating replacement Community Complex facilities, with a Stakeholder Group to be established and design, phasing and stakeholder updates to follow.
Schools	Cradlehall Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Crown Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
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.	£3,482 per home	Modular classrooms completed 2022.		THC, HLH, Developers	The Highland Council have forward funded the expansion of school provision to address known capacity issues. Scale and timing of any required new school/s remains under review.
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	Dalneigh Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Dochgarroch Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	TBC	THC	THC	
Schools	Duncan Forbes Primary School - expansion	All housing developments within the school catchment.	£8,356 per home	Completed August 2021	Complete	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Farr (IN) Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Hilton Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	TBC	TBC	THC	
Schools	Holm Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	Completed August 2017	Complete	THC	The Highland Council previously forward funded the expansion of this school provision to address past capacity issues.

Schools	Inshes 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.	HIP March 2025 - £24M Funding from 2025-2031	THC, HLH, Scot Gov	A Stakeholder Group will be established to develop design proposals and work sequencing, with an update to be provided to Ward Members and stakeholders.
Schools	**Inverness Royal Academy** - expansion	All housing developments within the school catchment.	£3,905 per home	New school completed 2016. Any requirement for expansion		THC	New school included increased capacity that was forward funded by the Council. Any requirement for expansion under review.
Schools	Kinmylies Primary School - expansion	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	Completed 2019	Completed	THC	The Highland Council previously forward funded the expansion of this school provision to address past capacity issues.
Schools	Lochardil Primary School - expansion	All housing developments within the school catchment.	£2,273 per home	Completed August 2017	Completed	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Merkinch Primary and Family Centre	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	**Millburn Academy - capacity expansion**	All housing developments within the school catchment are required to contribute.	£3,482 per home	TBC	TBC	THC, HLH, Developers	
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 Highland Council have forward funded the expansion of school provision to address known capacity issues. Nursery Annex complete 2022
Schools	Muirtown Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	TBC	THC	THC	
Schools	Ness Castle Primary School - new school with potential for expansion	All housing developments within the school catchment.	£10,837 per home	Phase 1 complete February 2023	Phase 1 Complete	THC, Developers	The Highland Council have forward funded the new school to address known capacity issues. Requirement for phase 2 being kept under review.
Schools	Raigmore Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Smithton Primary School - expansion	All housing developments within the school catchment.	£8,560 per home	Completed August 2019	Complete	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	St. Joseph's RC Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				

Schools	Stratherrick Primary	All housing developments within the school	Contributions not required				
Transport	Deliver inter-settlement active travel connections including but not limited those outlined in IMFLDP2, including Inverness to Nairn (via Tornagrain-Croy-Clephanton)	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, Walk Wheel Cycle Trust	Part of Walk Wheel Cycle Trust's Network Development Plan for the traffic-free realignment of NCN 1 between Inverness and Nairn. Some sections complete, in progress / under construction. Section between Clephanton and Croy under construction.
Transport	Deliver settlement wide sustainable transport intervention priorities, including those outlined in IMFLDP2, listed below and in the Inverness Active Travel Masterplan (ATM) (actions listed below).	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		Detail below
Transport	Millburn Road Corridor - improved bus priority and active travel measures	Developments in proximity to Millburn Road 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	Highland Council received Bus Infrastructure Funding in 2025/26 towards: reporting of the Strategic and Economic Dimensions of the Outline Business Case alongside concept design, cost and modelling work for bus priority and active travel measures along the Millburn Road Corridor and construction of the improvement of bus priority through
Transport	Inverness Lorry Park - car parking / active travel				Inverness Lorry Park HIP funded at £2,000 scheduled payments to 2027		

Transport	Inverness Rail Station Masterplan/Inverness Bus Station Relocation/integration - Major redevelopment of Inverness Rail Station, Farraline Park and former Royal Mail land and buildings into major mixed use regeneration area including integrated bus/rail interchange, new car park and public square (linked to Scottish Transport Projects Review: Recommendation No. 43)	N/A	N/A	Ongoing	Acquisition of former Royal Mail building by Network Rail funded by Transport Scotland. Inverness Interchange Feasibility Study funded by HITRANS.	Network Rail, Transport Scotland, ScotRail, THC, HITRANS, Walk Wheel Cycle Trust	HITRANS and THC for wider Inverness Station Masterplan which provides short, medium and long term options of how to improve the station and surrounding area. To inform the Inverness Station Masterplanning process, an Inverness Interchange Feasibility Study was undertaken in 2026. This explored the replacement / upgrade of Inverness Bus Station and Rose St Multi-Storey Car Park to understand the opportunity for creating a strategic multi-modal transport interchange. Public consultation on study undertaken in spring 2026, further consultation planned.
Transport	A96 Dualling Inverness to Aberdeen Phased approach to dualling – starting with the Nairn Bypass.	Delivered as part of A96 Dualling Programme.	N/A	The Scottish Government's Capital Spending Review published in January 2026 allows for the commencement of construction of the Nairn bypass in 2029/30, subject to business case approval and	Transport Scotland	Transport Scotland	Statutory approvals and land acquisition are complete. Funding has been allocated in 2026/27 for advance works, business case development and procurement planning. Construction of the Nairn Bypass is planned to begin in 2029/30, subject to approvals and funding. The Scottish Government has confirmed a phased approach to A96 dualling, starting with the Nairn Bypass, followed by the Seafield to Balloch and Balloch to Nairn sections.
Transport	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.	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 commences in 2028/29 subject to business case approval and confirmation of funding beyond the Spending Review period.	£25-35M (at 2015 prices excl VAT)	Transport Scotland; THC, Developers, Landowners.	Statutory approvals and land acquisition are complete. Funding has been allocated in 2026/27 for advanced works, while also supporting continued development of the business case and assessment of procurement options. The Scottish Government's Capital Spending Review (January 2026) allows construction of the A9/A96 Inshes to Smithton link road to begin in 2028/29, subject to business case approval and future funding confirmation.

Transport	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	Ongoing	HIP: £9,667,000 identified as total planned spending net over 5 years THC HIP £9.7M 2026/27 - 2030/31	Transport Scotland, Developers	Inshes Corridor: Planning application for road improvements under consideration (22/06197/FUL)
Transport	Coastal Trail - path between Inverness and Nairn that follows the line of the coast	All development within relevant school catchments 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 £171.63	Ongoing	c£2M stated in Green Networks Supplementary Guidance	THC, Developers, Landowners	Detail set out in Green Networks Supplementary Guidance, A96 Green Network. Being progressed in sections.
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 2019-2028	Transport Scotland (City Region Deal), Developers	Transport Scotland, Developers	Being delivered incrementally as development progresses
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	Cost unknown, THC, HIE, Walk Wheel Cycle Trust, Developers	THC, HIE, Walk Wheel Cycle Trust, 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	Intended to be developer delivered	Dependent upon rate of development	Unknown	Developers / THC / HITRANS	Planning permitted for delivery at later phase of Stratton development.

Transport	Infirmary Bridge repairs		£500,000		£470,000 identified in HIP as total planned spending net to 2028		Structures Team Alness. Design.
Transport	Inverness West Link Road Scheme	All development within Torvean and Ness-side Development Brief 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.
Transport	Southern Distributor Road (SDR) Phase III and IV	All development within the SDR Agreement Area.	Complete. Partly forward funded by THC. Rate specified in SDR Minute of Agreement	Complete		THC, developers	Complete. Partly forward funded by THC.
Transport - Active Travel	ATM 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	ATM 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	ATM 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	ATM 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	ATM 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	ATM 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	ATM 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	ATM 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	ATM 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	ATM 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	ATM 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	ATM 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	ATM Action 17 - Minor Improvements on Ness Walk and Huntly Street; signage, wayfinding, removal street clutter and parking relocation.	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	
Water & Waste	Mill Burn Flood Prevention Scheme					THC	Hydraulic modelling and preferred option for alleviation study complete. Detailed design subject to funding.
Development	Essich Road (Inverness South) Proposed Masterplan Consent Area - up to 315 homes	N/A	All relevant contributions set out in this Delivery Programme, additional contributions may be required in line with policy framework.			THC, developer, community	Initial public consultation on 3 possible MCA sites in Highland reported to Full Council May 2026. Decision to proceed to next detailed planning stage with all 3 sites at a reduced scale. Next stage will include tripartite (Council, community, developer) co-authoring of a suite of documentation akin to a major scale planning application, which will comprise the Proposed MCA Scheme. Committee approval required thereafter.
Development	Inverness City Gateways	N/A				THC	

Kiltarlity

KILTARLITY

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	KT01	Glebe Farm Phase 2	0	0	0	10	14	0	0	0	0	0	0	24
		TOTAL	0	0	0	10	14	0	0	0	0	0	0	24

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	West Inverness, Charleston Community Complex - Enhanced community facilities as part of wider Charleston Academy HIP Project	All housing development within Charleston Academy Catchment.	TBC	TBC	TBC	THC, HLH	Currently under development within the replacement Charleston Academy HIP PoD project
Schools	**Charleston Academy -** replacement secondary school	All housing developments within the school catchment.	No current capacity issues therefore contributions not required*	Earliest operational date 2029/30	£80M in THC Highland Investment Plan May 2025	THC, HLH	June 2026 - The project has moved from a phased development to a single new-build campus incorporating replacement Community Complex facilities, with a Stakeholder Group to be established and design, phasing and stakeholder updates to follow.
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	

21 Kirkhill

Kirkhill

KIRKHILL

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	KH01	East of Birchbrae Drive	0	0	0	6	3	3	3	3	3	4	0	**25**
	KH02	Achnagairn	0	0	0	10	20	10	0	0	0	0	0	**40**
	KH03	Groam Farm	0	0	0	0	0	0	0	0	0	0	0	**0**
	KH04	Contractor's Yard	0	0	0	0	0	0	0	0	0	0	0	**0**
	WF_21/01759/FUL	Mains Of Fingask Steading	0	20	0	0	0	0	0	0	0	0	0	**20**
		TOTAL	**0**	**20**	**0**	**16**	**23**	**13**	**3**	**3**	**3**	**4**	**0**	**85**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Kirkhill Community Shop/Hub, including cafe	All housing development within the Kirkhill Primary School Catchment	Standard community facility rate	Subject to funding	Unknown	Aird Community Trust	Feasibility work underway, funding and site opportunities to be explored.
Community Facilities	West Inverness, Charleston Community Complex - Enhanced community facilities as part of wider Charleston Academy HIP Project	All housing development within Charleston Academy Catchment.	TBC	TBC	TBC	THC, HLH	Currently under development within the replacement Charleston Academy HIP PoD project
Schools	**Charleston Academy -** replacement secondary school	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	Earliest operational date 2029/30	£80M in THC Highland Investment Plan May 2025	THC, HLH	June 2026 - The project has moved from a phased development to a single new-build campus incorporating replacement Community Complex facilities, with a Stakeholder Group to be established and design, phasing and stakeholder updates to
Schools	Kirkhill Primary School - expansion	All housing developments within the school catchment.	£2,041 per home	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

MARYBURGH

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	MB01	Land West of Maryburgh Roundabout	0	0	0	12	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 community facility 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 - Expansion/reconfiguration/refurbishment including new studio and training space, larger fitness suite and changing village	All housing development within Dingwall Academy catchment.	Standard community facility rate applies.	Unknown		HLH, THC	HLH Priority Project
Schools	Ben Wyvis Primary - expansion	All housing developments within the school catchment	£8,690 per home	Completed 2021	Complete	THC	The Higland 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

MUIR OF ORD

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	MO01	Lochan Corr	0	0	0	30	30	38	0	0	0	0	0	**98**
	MO02	Land South of The Cairns	0	20	30	10	0	0	0	0	0	0	0	**60**
		TOTAL	0	20	30	40	30	38	0	0	0	0	**0**	**158**

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 community facility 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 - Expansion/reconfiguration/refurbishment including new studio and training space, larger fitness suite and changing village	All housing development within Dingwall Academy catchment.	Standard community facility rate	Unknown		HLH, THC	HLH Priority Project
Schools	Tarradale Primary	All housing developments within the school catchment	£5,410 per home	Completed August 2018	Complete	THC, Scot Gov	The Highland Council forward funded the expansion of this 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, including connections to Beauly, Maryburgh and Tore (some details below).	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 Beauly 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	In progress - section to be delivered through housing development and some works delivered through the Road Safety team

Munlochy

MUNLOCHY

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	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	0	0	0	0	0	0	0	0	**0**
		TOTAL	0	11	11	10	0	0	0	0	0	0	0	**32**

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 community facility rate	2028	£900K	HLH, THC	HLH Priority Project
Schools	Munlochy 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	June 2026 - The Stakeholder Group has been established to consider the phasing and sequencing of works, including the adjacent Black Isle Leisure Centre facilities
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections, including connections to Tore, Fortrose and Rosemarkie and Cromarty.	All development within Munlochy 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	Walk Wheel Cycle Trust's Network Development Plan includes improvements to the NCN between settlements, including NCN 1 between North Kessock, Tore and Munlochy. The Council's Inner Moray Firth Active Travel Network identifies: - a route between Munlochy and Fortrose and Rosemarkie (passing through Avoch) - Work has been ongoing since 2024 on the section between Avoch and Munlochy. - a route between Munlochy and Cromarty via Killen (this route is also part of Walk Wheel Cycle Trust's Network Development

Nairn

NAIRN

	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
HLA 2025	NA01	Achareidh	0	0	0	0	0	0	0	0	0	0	0	**0**
	NA02	Former Showfield East	0	0	0	0	0	0	0	0	0	0	0	**0**
	NA03	Nairn Town Centre	0	0	0	2	2	2	2	2	2	2	6	**20**
	NA04	Sandown	0	0	0	0	0	0	0	0	0	0	0	**0**
	NA05	West of Primary School	0	0	0	0	0	0	0	0	0	0	0	**0**
	WF_23/05237/MSC	Delnies	9	67	79	78	42	0	0	0	0	0	0	**275**
		TOTAL	**9**	**67**	**79**	80	44	2	2	2	2	2	**6**	**295**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilties	Nairn Leisure Centre - Expansion/reconfiguration to provide fitness studio for classes, larger fitness suite and changing village	All housing development within Nairn Academy catchment to contribute towards eligible components of the project.	Standard community facility rate	Unknown	Unknown	HLH, THC	HLH Priority Project
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.	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	Operational October 2026	£54.8M (Learning Estate Investment Programme), part funding within THC Consolidated Highland Investment Plan	THC, HLH, Scot Gov	Planned completion October 2026
Transport	Coastal Trail - path between Inverness and Nairn that follows the line of the coast	All development within Nairn Academy catchment 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 £171.63	Ongoing	c£2M stated in Green Networks Supplementary Guidance	THC, Developers, Landowners	Detail set out in Green Networks Supplementary Guidance, A96 Green Network. Being progressed in sections.
Transport	A96 Dualling Inverness to Aberdeen Phased approach to dualling – starting with the Nairn Bypass.	Delivered as part of A96 Dualling Programme.	N/A	The Scottish Government's Capital Spending Review published in January 2026 allows for the commencement of construction of the Nairn bypass in 2029/30, subject to business case approval and confirmations of funding beyond the Spending Review	Transport Scotland	Transport Scotland	Statutory approvals and land acquisition are complete. Funding has been allocated in 2026/27 for advance works, business case development and procurement planning. Construction of the Nairn Bypass is planned to begin in 2029/30, subject to approvals and funding. The Scottish Government has confirmed a phased approach to A96 dualling, starting with the Nairn Bypass, followed by the Seafield to Balloch and Balloch to Nairn sections.

Transport	Deliver inter-settlement active travel connections including but not limited those outlined in IMFLDP2, including Inverness to Nairn (via Tornagrain-Croy-Clephanton)	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	Section between Clephanton and Croy under construction summer 2026. Other sections ongoing.	Walk Wheel Cycle Trust, THC, landowners, developers, community groups	Part of Walk Wheel Cycle Trust's Network Development Plan for the traffic-free realignment of NCN 1 between Inverness and Nairn. Some sections complete, in progress / under construction. Section between Clephanton and Croy under construction. The Council's Inner Moray Firth Active Travel Network also identfies a routes that connect to Cawdor and Auldearn.
Transport	Deliver settlement wide sustainable transport intervention priorities, including those outlined in IMFLDP2 and/or the Nairn Active Travel Masterplan (ATM) detailed below.	All development within Nairn Academy catchment area may be liable	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.	Ongoing	TBC	THC, Walk Wheel Cycle Trust, TRANSPORT SCOTLAND	Detail below
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, Walk Wheel Cycle Trust, TRANSPORT SCOTLAND	
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	
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 £250k	THC	
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	

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, Walk Wheel Cycle Trust	
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	
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	
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	
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	Prior Approval permitted for new footbridge and lifts at rail station in 2023. Network Rail confirmed in 2025 that it intends to seek approval for updated designs in 2026.
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 Barbours 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	
Transport	Old White Bridge - repairs to historic arch bridge near Cawdor		£230,000	2026	£230,000	THC	Being progressed by THC Structures Team

Water & Waste	River Nairn and Auldearn Burn Flood Protection Study	N/A	Unknown	TBC	River Nairn & Auldearn Burn HIP funded scheduled to 2027 at £30,000	THC	Nairn Flood Proection Study completed 2023, future work packages may progress subject to a suitable business case and availability of funding.
Planning Policy	Nairn Community Town Centre Action Plan - Incudes 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				THC	

North Kessock

NORTH KESSOCK

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	NK1	Bellfield Farm	0	0	0	0	20	20	20	20	4	5	5	**94**
		TOTAL	0	0	0	0	20	20	20	20	4	5	**5**	**94**

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 community facility rate	2028	£900K	HLH, THC	HLH Priority Project
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	June 2026 - The Stakeholder Group has been established to consider the phasing and sequencing of works, including the adjacent Black Isle Leisure Centre facilities
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	Transport Scotland have delivered improvements to the route between North Kessock and Inverness. Walk Wheel Cycle Trust's Network Development Plan includes improvements to the NCN between settlements, including NCN 1 between North Kessock and Tore.

Seaboard Villages

SEABOARD VILLAGES

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	SB01	Land East of Primary School	0	0	0	18	0	0	0	0	0	0	0	**18**
	SB02	Land South of Shore Street	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**0**	**0**	**0**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Tain Royal Academy Community Complex (TRACC) - replacement pool, fitness suite and studio	All housing development within Tain Royal Academy catchment required to contribute.	Standard community facility rate	TRACC at former Tain Royal Academy to be separated and remain open for 5 years.	HIP TRACC £1,162,000	HLH, THC	5 year life extension (to 2031) provided to enable local steering group to identify funding for a pool and fitness suite and studio replacement project. Work to separate facility from former school building planned 2026.
Schools	Tain Royal Academy	All housing development within the school catchment	No current secondary school capacity issue.	Complete 2026	£72M	THC, HLH, Scot Gov	New campus fully open from June 2026. Replaced Tain Royal Academy, Craighill and Knockbreck Primary Schools and St Duthus School.
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	Walk Wheel Cycle Trust's Network Development Plan includes improvements/ upgrades to NCN1 in and around settlements including the Seaboard Villages

Strathpeffer

STRATHPEFFER

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	SP01	Kinellan North	0	1	1	0	1	1	0	0	0	0	0	**4**
	SP02	Nutwood	0	0	0	0	5	5	5	0	0	0	0	**15**
		TOTAL	**0**	**1**	**1**	**0**	**6**	**6**	**5**	**0**	**0**	**0**	**0**	**19**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Dingwall Leisure Centre - Expansion/reconfiguration/refurbishment including new studio and training space, larger fitness suite and changing village	All housing development within Dingwall Academy catchment.	Standard community facility rate	2023	Unknown	HLH, THC	HLH Priority Project
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, including Dingwall to Strathpeffer.	All development within Strathpeffer 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	Peffery Way between Strathpeffer and Dingwall complete with exception of a small section, that became subject to a path order in 2026. Timescales for work dependent upon funding.

29 Tain

Tain

TAIN

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	TN01	The Grove	0	0	0	8	0	0	0	0	0	0	0	**8**
	TN02	Kirksheaf Road	0	0	0	0	0	0	0	0	0	0	0	**0**
	TN03	Land to Rear of Craighill Primary School	0	0	0	30	35	35	0	0	0	0	0	**100**
	TN04	Tain Royal Academy	0	0	30	30	30	16	0	0	0	0	0	**106**
	TN05	East of Burgage Drive	0	16	0	0	0	0	0	0	0	0	0	**16**
	TN06	Knockbreck Road	0	0	0	0	25	25	25	25	25	25	125	**275**
		TOTAL	0	16	30	68	90	76	25	25	25	25	**125**	**505**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Tain Royal Academy Community Complex (TRACC)	All housing development within Tain Royal Academy catchment required to contribute.	Standard community facility rate	TRACC at former Tain Royal Academy to be seperated and remain open for 5 years.	HIP TRACC £1,162,000	HLH, THC	5 year life extension (to 2031) provided to enable local steering group to identify funding for a pool and fitness suite and studio replacement project.
Schools	Tain Primary School	All housing development within the school catchment	£10,517 per home	Complete 2026	£72M	THC, HLH, Scot Gov	New 3-18 campus fully open from June 2026. Replaced Tain Royal Academy, Craighill and Knockbreck Primary Schools and St Duthus School. The two primary schools were combined to become Tain Primary School and capacity increased. This capacity increase was forward funded to address known capacity issues.
Schools	Tain Royal Academy	All housing development within the school catchment	No current secondary school capacity issue.	Complete 2026	£72M	THC, HLH, Scot Gov	New campus fully open from June 2026. Replaced Tain Royal Academy, Craighill and Knockbreck Primary Schools and St Duthus School.
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections, including those outlined in IMFLDP2 and/or the Tain Active Travel Masterplan (ATM)	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	Walk Wheel Cycle Trust's Network Development Plan includes: - aspirational realignment of NCN 1 between Alness and Tain to pick up Invergordon and Milton and Kildary. - aspiration to see NCN 1 north of Tain reinstated, with active travel routes through and connecting Brora, Dornoch, Golspie, Helmsdale, Thurso and Wick.

Tomatin

TOMATIN

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	TM01	North of Ard Park	0	6	0	0	0	0	0	0	0	0	0	**6**
	TM02	North West of Railway Viaduct	0	0	0	0	0	0	0	0	0	0	36	**36**
		TOTAL	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**36**	**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 - capacity expansion	All housing developments within the school catchment are required to contribute.	£3,482 per home	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	Walk Wheel Cycle Trust's Network Development Plan includes: - Tomatin – Moy active travel route - NCN 7 reinstated where it was reclassified through Moy, as well as improvements to the on-road poor sections in and around the settlements, and improvements south of Tomatin
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	Programmed for completion spring 2028	£185M	Transport Scotland	Under construction and expected to be operational in spring 2028.
Transport	Tomatin Rail Station	N/A	N/A	Unknown	Unknown	THC, Transport Scotland, Network Rail	IMFLDP2 requires Scottish Transport Appraisal Guidance 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	**New WWTW completed 2021 - Upgrades unknown**

31 Tore

Tore

TORE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	TR01	By Woodneuk	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL	0	0	0	0	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	Tore Village Hall - expansion	All housing development within Tore Primary School catchment.	Standard community facility rate	2027	Estimated build cost of £500,000. Community Regeneration Funding award of £29,049 secured towards planning application and project development. Additional funding required	Killearnan Community Council; Tore Village Hall Management Committee.	Planning application submitted for hall extension (26/01362/FUL) and currently under determination. Project supported by Killearnan Community Council. Delivery dependent upon securing funding.
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 community facility rate	2028	£900K	HLH, THC	HLH Priority Project
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	June 2026 - The Stakeholder Group has been established to consider the phasing and sequencing of works, including the adjacent Black Isle Leisure Centre facilities

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	Walk Wheel Cycle Trust's Network Development Plan includes improvements to the NCN between settlements, and in and around settlements including NCN 1 between North Kessock and Tore. The Council's Inner Moray Firth Active Travel Network identifies a route between Muir of Ord and Tore. There has been no progress on this route as yet, potential for use of old railway line and links to potential round-firth route.
Transport	Any improvements identified within Transport Scotland's A9 Tore to North Kessock Study	TBC	TBC	Tore Roundabout improvements - initial signing and lining work to commence 2025/26; changes to speed limits 2026 and signalisation to commence 2027, other options in the corridor are TBC.	TBC	Transport Scotland, THC, Developers	A number of potential options were identified for Tore roundabout and Munlochy (B9161) junction within the North Kessock to Tore corridor. Tore Roundabout improvements commencing. Any signficant improvements at Munlochy junction (roundabout, grade separation) would require developer funding as these are likely to be outwith the scope of exsting casualty reduction budgets.

Tornagrain

TORNAGRAIN

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	TG01	Tornagrain	29	52	146	89	65	104	85	85	85	85	425	1250
		TOTAL	29	52	146	89	65	104	85	85	85	85	425	1250

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	New secondary school community facilities and later phases of development require a new multi purpose leisure facility to include a swimming pool and community hall.	TBC		TBC	TBC	Developer, HLH, THC	Timescales for delivery dependent upon programming of development.
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.	2026 (Phase 1)	THC/Developer Contributions	THC, UHI, HIE, HLH	Planning permission permitted February 2026 for full size 3G sports pitch, carparking, fencing and floodlighting and modular changing facilities. Construction commenced for phase 1 late summer 2026.
Schools	Croy Primary - expansion and new primary school at Tornagrain	All housing developments within the school catchment	£2,041 per home	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. Planning application anticipated to be submitted summer 2026 with construction start in
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.	£3,482 per home	Modular classrooms completed 2022.		THC, HLH, Developers	The Highland Council have forward funded the expansion of school provision to address known capacity issues. Scale and timing of any required new school/s remains under review.
Transport	Upgrade Mid Coul Roundabout	Tornagrain New Town	Developer funded	Unknown	Unknown	THC, developer	Timing of upgrade subject to programming of development and outcome of any future transport assessment and delivery of A96 dualling, as required by extant

Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections, including but not limited to Inverness to Nairn (via Tornagrain-Croy-Clephanton)	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	Connection complete between Tornagrain and Croy. Inverness to Nairn route is part of Walk Wheel Cycle Trust's Network Development Plan for the traffic-free realignment of NCN 1 in this area. Some sections complete, in progress / under construction. Section between Clephanton and Croy under construction. The Council's Inner Moray Firth Active Travel Network also identifies a route that connects Tornagrain with Inverness Airport.
Transport	Coastal Trail - path between Inverness and Nairn that follows the line of the coast	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 £171.63	Ongoing	c£2M stated in Green Networks Supplementary Guidance	THC, Developers, Landowners	Detail set out in Green Networks Supplementary Guidance, A96 Green Network. Being progressed in sections.
Transport	A96 Dualling Inverness to Aberdeen Phased approach to dualling – starting with the Nairn Bypass.	N/A	N/A	Construction commences in 2029/30 on the Nairn Bypass section, subject to business case approval and confirmation of funding beyond the Spending Review period.	A96 Dualling Inverness to Nairn (including Nairn Bypass) scheme: £375M to £475M (excluding non-recoverable VAT) at Q1 2014 prices. Transport Scotland.	Transport Scotland	Statutory approvals and land acquisition are complete. Funding has been allocated in 2026/27 for advance works, business case development and procurement planning. Construction of the Nairn Bypass is planned to begin in 2029/30, subject to approvals and funding. The Scottish Government has confirmed a phased approach to A96 dualling, starting with the Nairn Bypass, followed by the Seafield to Balloch and Balloch to Nairn sections.

33 Other areas

Other areas

4) OTHER AREAS

ACTIONS				DELIVERY			
Type	**Settlement/ Location**	**Infrastructure Projects**	**Developer contributions required towards infrastructure project**	**Timescales**	**Cost and Funding**	**Delivery Partners**	**Status**
School	Ardross Primary		No current capacity issues therefore contributions not required				
School	Balnain Primary		No current capacity issues therefore contributions not required				
School	Cannich Bridge Primary		No current capacity issues therefore contributions not required				
School	Ferintosh Primary		No current capacity issues therefore contributions not required				
School	Hill of Fearn Primary		No current capacity issues therefore contributions not required				
School	Inver Primary		No current capacity issues therefore contributions not required				
School	Marybank Primary		No current capacity issues therefore contributions not required				
School	Milton Primary		No current capacity issues therefore contributions not required				
School	Mulbuie Primary		No current capacity issues therefore contributions not required				
School	Newmore Primary		No current capacity issues therefore contributions not required				
School	Resolis Primary		No current capacity issues therefore contributions not required				

School	Strathconon Primary		No current capacity issues therefore contributions not required				
School	Strathgarve Primary		No current capacity issues therefore contributions not required				
School	Tarbat Old Primary		No current capacity issues therefore contributions not required				
School	Teanassie Primary		No current capacity issues therefore contributions not required				
Transport	Comar Bridge	Refurbishment - Lifeline Bridges		TBC		THC	Project deferred for later capital programme review.
Transport	Dulsie Bridge	Dulsie Bridge		TBC		THC	Project deferred for later capital programme review.
Transport	Foyers Bailey Bridge Repairs	No Contributions required	N/A	2027		THC	
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	B851/B862 South Loch Ness Road Improvements Core HIP funded £1,464,000 scheduled to 2029	THC, Developers	Number of traffic calming and highways improvements committed as part of planning permission issued in December 2025 for a housing development in Dores (25/00437/FUL). Other improvements ongoing.

Strategic Infrastructure

1) STRATEGIC INFRASTRUCTURE

ACTIONS		TIMESCALES	COST	DELIVERY	
Type	**Infrastructure Project**			**Delivery Partners**	**Status**
Transport	**National Cycle Network 1** - aspiration for NCN1 north of Tain to be reinstated, with active travel routes through and connecting to Brora, Dornoch, Golspie, Helmsdale, Thurso and Wick	Ongoing	Not known	Walk Wheel Cycle Trust	Shown in Walk Wheel Cycle Trust's Network Development Plan as a highly aspirational route that will take time to deliver.
Utilities	Enhanced High Voltage Electricity Network Delivery of an enhanced high voltage electricity transmission grid to meet national targets for electricity generation, climate change targets and security of energy supply.	Ongoing	£20B	OFGEM, SSEN Transmission, Other Transmission Network Owners and Operators	In progress
	• Londornoch Water Treatment Works – Sludge Lagoon Upgrade	2026	Not known	Scottish Water	
	• Achmelvich Water Treatment Works – ensure water quality consistently meets the standards, by decommissioning the water treatment works and supplying from the Lochinver system		Not known	Scottish Water	
	Improving Water Services and Supply Resilience • Lochinver Water Treatment Works supply system – improving water availability by augmenting the available water supply by securing abstraction from a nearby loch		Not known	Scottish Water	

ACTIONS		TIMESCALES	COST	DELIVERY	
Type	**Infrastructure Project**			**Delivery Partners**	**Status**
	Occumster water main upgrade	In progress Phase 2 - 2025	Not known	Scottish Water	Completion of the first phase of water main renewal between Occumster and Lower Camster, phase 2 began in 2025
Health Service	Caithness General Hospital asset life extension	Jan 2024 - Project paused.	£5.3M	NHS Highland	Redevelopment and asset life extension of Caithness General Hospital in Wick is currently paused due to fudning constraints.
	Lawson Memorial Hospital site rationalisation (proposed – under discussion with Scottish Government)	Not known	Not known	NHS Highland	Awaiting status update from NHS Highland.
	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.
	North Sutherland Health and Social Care Hub	Construction start anticipated 2027	£12M	NHS Highland , THC	Planning application permitted on site TG03 for Health and Social Care Hub including a 15 bed care home, integrated care team administrative base and GP surgery September 2023. Construction anticipated 2027.

Employment Sites

2) ECONOMIC DEVELOPMENT AREAS

ACTIONS	TIMESCALES	COST	DELIVERY	
			Delivery Partners	Status
Dounreay Site decommissioning, restoration and after-use of the Dounreay site in accordance with Dounreay Planning Framework 2.	2070s	Not known	Nuclear Decommissioning Authority, THC	Dounreay continues to be a site of major construction, demolition and waste management. The decommissioning programme was extended in 2024 from 2033 until the 2070s. This will be followed by a period of care and maintenance that likely for 300 years. Ministry of Defence expect that ownership of the site will transfer to Nuclear Restoration Services no earlier than April 2028, when the site will enter a period of site decommissioning and restoration.
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: £1,111,975)	Abbey Ecosse	Aspects covered by grant are understood to have been completed Feb - 2024.

ACTIONS	TIMESCALES	COST	DELIVERY	
			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)	Ideal for Class 4 (Business), Class 5 (General Industrial), and Class 6 (Storage & Distribution) operations
Seater Waste Management Facility Landfill restoration programme	2024-2028	£3.6M	THC	Modifications to Seater Waste Transfer Station complete 2024.

3 Ardgay

Ardgay

ARDGAY

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	AG01	Adj Primary School N. of Church St	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL	0	0	0	0	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	Tain Royal Academy Community Complex (TRACC)	All housing development within Tain Royal Academy catchment required to contribute.	Standard community facility rate	TRACC at former Tain Royal Academy to be separated and remain open for 5 years.	HIP TRACC £1,162,000	HLH, THC	5 year life extension (to 2031) provided to enable local steering group to identify funding for a pool and fitness suite and studio replacement project.
Schools	Gledfield Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Tain Royal Academy	All housing development within the school catchment	No current secondary school capacity issue.	£72M	£72M	THC, HLH, Scot Gov	New campus fully open from June 2026. Replaced Tain Royal Academy, Craighill and Knockbreck Primary Schools and St Duthus School.
Transport	None identified	N/A	N/A				

Bonar Bridge

BONAR BRIDGE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	BB01	Cherry Grove	1	0	0	2	2	0	0	0	0	0	25	30
	WF_15/00762/FUL	Old Midgale Hospital Site	0	0	0	0	2	0	0	0	0	0	10	12
		Total	1	0	0	2	4	0	0	0	0	0	35	42

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	No known masterplan progress

Castletown

CASTLETOWN

	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
HLA 2025	CT02	Castlehill Steading and adjoining land	0	0	0	0	0	0	0	0	0	0	69	**69**
	CT04	Former Castlehill Gardens	0	0	0	0	0	0	0	0	0	0	12	**12**
	CT06	Former Free Church Main Street	0	0	0	0	0	0	0	0	0	0	4	**4**
	CT07	North of Mackay Street	0	0	0	0	0	0	0	0	0	0	30	**30**
		TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**115**	**115**

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.	TBC	Not known	Not known	Developers	Initial phase of connection incorporated within planning permission at former Castlehill Steading (16/00927/FUL) - permission now likely to have lapsed. No known further progress.

Dornoch

DORNOCH

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	DN01	Meadows Park Road	7	3	4	0	0	0	0	0	0	0	0	**14**
	DN02	Bishopsfield	2	2	1	1	1	0	0	0	0	0	0	**7**
	DN03	Dornoch South Abattoir Site	0	0	0	2	2	0	0	0	0	0	0	**4**
	DN04	Dornoch North	24	45	15	0	0	0	0	0	0	0	0	**84**
	WF_19/00657/FUL	Ambassador House	0	0	0	0	0	0	0	0	0	0	13	**13**
	WF_19/00658/FUL	Earl's Cross Cottage	0	0	0	0	0	0	0	0	0	0	12	**12**
	WF_19/01439/PIP	Off Stafford Road	0	0	0	0	10	0	0	0	0	0	0	**10**
		TOTAL	**33**	**50**	**20**	**3**	**13**	**0**	**0**	**0**	**0**	**0**	**25**	**144**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Development of new multi-purpose sports and community centre.	All housing development within Dornoch Academy catchment area	Standard community facility rate.	Phase 1 complete 2022, phase 2 complete 2024, Phase 3 ongoing	PROJECT CURLEW: £2.9m build costs. Land purchase supported by Scottish Land Fund £216k March 20, completed March 21. Phase 1 was a 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) and was completed in 2024. Phase 3 is a new community centre at Dornoch South, estimated cost £1.8M.	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 and sports hall , 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. Site secured for new community centre at Dornoch South, some funding secured, including from Dornoch Common Good Fund in late 2025.
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	TBC	No capital cost	THC	

7 Edderton

Edderton

EDDERTON

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	ET01	North-East of Haven	0	0	0	0	0	0	0	0	0	0	26	**26**
	ET02	West of Station Road	5	2	0	0	5	5	0	0	5	0	15	**37**
	ET03	Adjacent to Glebe Cottage	0	0	0	2	0	0	0	0	0	0	0	**2**
		TOTAL	**5**	**2**	**0**	**2**	**5**	**5**	**0**	**0**	**5**	**0**	**41**	**65**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Tain Royal Academy Community Complex (TRACC)	All housing development within Tain Royal Academy catchment required to contribute.	Standard community facility rate	TRACC at former Tain Royal Academy to be separated and remain open for 5 years.	HIP TRACC £1,162,000	HLH, THC	5 year life extension (to 2031) provided to enable local steering group to identify funding for a pool and fitness suite and studio replacement project.
Schools	Edderton Primary School (Mothballed 2025)	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				Mothballed 2025
Schools	Tain Royal Academy	All housing development within the school catchment	No current secondary school capacity issues	Complete 2026	£72M	THC, HLH, Scot Gov	New campus fully open from June 2026. Replaced Tain Royal Academy, Craighill and Knockbreck Primary Schools and St Duthus School.
Transport	None identified	N/A	N/A				

Planning Policy	Developer led Masterplan - ET02 West of Station Road	N/A	N/A	Initial phase of 8 homes under construction 2026; no timescales known for any later phases	THC/Communities Housing Trust	THC/Communities Housing Trust	Construction of 8 homes underway July 2026. Layout allows for future phases.

Golspie

GOLSPIE

	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
HLA 2025	GP01	Woodland Way	0	0	0	0	0	5	5	0	0	0	0	10
	GP02	Sibell Road	0	0	0	15	15	4	0	0	0	0	0	34
	GP03	Drummuie	30	0	0	0	0	0	0	0	0	0	20	50
	GP04	Mackay House Hostel Site	0	0	0	0	2	0	0	0	0	0	0	2
		TOTAL	30	0	0	15	17	9	5	0	0	0	20	96

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	New Childcare and Youth Facility	All housing development within Golspie High School catchment area	Standard community facility rate	TBC	Estimated project cost of £3 million.	Golspie Community Council; Golspie Youth Action Project; Youth	Project development and feasibility work underway. Business planning, consultation, site appraisal and architectural design in progress.
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 rate	TBC	TBC	HLH, THC	Ongoing, funding opportunities continue to be explored.
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 idenitified	N/A	N/A				
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	TBC		THC, NatureScot	Consultants carried out a detailed study of the flooding mechanisms in Golspie and developed a preferred option for alleviating flood risk from the coast in the form of raising existing coastal flood defences. Detailed design subject to Scottish Government funding and the outcome of national prioritisation of flood protection schemes.

9 Halkirk

Halkirk

HALKIRK

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	HK01	Comlifoot Drive	0	0	0	0	0	0	0	0	0	0	28	**28**
	HK02	West of Bridge Street	0	0	0	0	0	0	0	0	0	0	35	**35**
		TOTAL	0	0	0	0	0	0	0	0	0	0	**63**	**63**

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.	Not currently, may be required in the future if project is deemed viable	Not known	Estimated £1.5M total cost	Halkirk Community Sports Foundation (HCSF)	HCSF webpage previously stated 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 - To identify who is responsible to undertake works and allow grant bid to be submitted.	No contributions required	No contributions required	TBC	TBC	THC, Scottish Water	Initial meetings held with Scottish Water to progress the plan.

Helmsdale

HELMSDALE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	HD01	St. John's Church	0	0	0	0	0	0	0	0	0	0	0	**0**
	HD02	North of Rockview Place	0	0	1	1	1	1	0	0	0	0	16	**20**
	HD03	Simpson Crescent	0	0	0	0	0	0	0	0	0	0	15	**15**
		TOTAL	**0**	**0**	**1**	**1**	**1**	**1**	**0**	**0**	**0**	**0**	**31**	**35**

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	Helmsdale 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	None identified	N/A	N/A				

11 Lairg

Lairg

LAIRG

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	LA01	South-West of Main Street	0	0	0	0	0	0	0	0	0	0	50	**50**
	LA02	Opposite Fire Station	0	0	0	0	0	0	0	0	0	0	9	**9**
	LA04	Old Sawmill	0	0	0	0	0	0	0	0	0	0	4	**4**
		TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**63**	**63**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Lairg Water Sports Hub at Ferrycroft - package of community, leisure and recreation improvements including a new wharf and slipway, boatshed/clubhouse, improved changing facilities, outdoor gym equipment, boardwalk connections, accessible bathing area, and provision for a potential MUGA or indoor gym and youth club.	All housing development within the Lairg school catchment may be required to contribute.	Standard community facility rate	TBC	Project costs and funding requirements to be confirmed. Funding sources yet to be identified.	Lairg and District Community Initiatives (LDCI); Lairg Sailing Club; Sutherland Adventure	Project identified as a community priority within the Lairg Local Place Plan. Early-stage development work underway, including landownership investigations, topographical surveys and feasibility work relating to the wider Ferrycroft area.
Community Facilities	Ord Place Community Garden and Outdoor Third Space, Lairg - regeneration of the former play park at Ord Place to provide a community garden with outdoor social space.	All housing development within the Lairg school catchment may be required to contribute.	Standard community facility rate	2027	Estimated project cost of £15,000. No funding secured at present.	Lairg Community Council; Lairg and District Community Initiatives (LDCI)	Project identified in the Lairg Local Place Plan. Subject to approval and funding, works anticipated to commence in early 2027.
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	TBC	Homes £2.3M, Scottish Government, Albyn Housing Society, THC, City Region Deal	Lairg and District Community Initiatives, THC, Albyn Housing Society	Eight extra care/accessible homes complete 2024. Any future intentions for community hub unknown.
Schools	Lairg Primary School	All housing developments within the school	No current capacity issues				
Schools	Golspie High	All housing developments within the school	No current capacity issues				
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 Walk Wheel Cycle Trust funding.
Planning Policy	Developer led Masterplan - LA01 South-west of Main Street	N/A	N/A	Not known	Not known	Developer	No known progress

Lochinver

LOCHINVER

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	LV01	Former Sheep Pens North of Inver Park	0	0	0	0	0	0	0	0	0	0	6	**6**
	LV02	Cnoc A' Mhuilin	0	0	0	0	0	0	0	0	0	0	0	**0**
	LV03	Canisp Road	0	0	0	8	0	0	0	0	0	0	0	**8**
		TOTAL	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**14**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Assynt Leisure Centre - expansion	All housing developments within Lochinver Primary School catchment	Standard community facility rate	Unknown	Full cost unknown. Contribution approved by HC Developer Contributions Board Sept 2025.	Assynt Leisure, Youth and Learning Centre	Plan for youth development outreach programme, changing facility upgrades, and gym expansion with equipment. Continue to seek opportunities for funding.
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 - improvements	N/A	N/A	TBC	£2,956,000 identified in HIP - funding scheduled to 2027	THC	TBC

13 Lybster

Lybster

LYBSTER

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	LY01	Young Crescent	0	0	0	0	0	0	0	0	0	0	16	**16**
	LY02	The Cross	0	0	0	0	0	0	0	0	0	0	20	**20**
		TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**36**	**36**

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	Lybster Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Wick High School	All housing developments within the school catchment are required to contribute.	No current capacity issues therefore contributions not required				
Transport	None identified	N/A	N/A				
Planning Policy	Lybster Conservation Area - Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan. With view to the potential extension to include the historic harbour area.	N/A	N/A	2024-2029	No capital cost	THC	
Water	None identified	N/A	N/A				

Thurso

THURSO

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	TS01	East of Juniper Drive	0	0	0	0	0	0	0	0	0	0	50	**50**
	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	10	10	10	10	160	**200**
	TS05	Thurso Mart Site	0	0	0	0	0	0	0	0	0	0	30	**30**
	TS06	Former Mill Site At Millbank	0	0	0	0	0	0	0	0	0	0	7	**7**
	TS07	Land at Sir Archibald Road	0	0	0	0	0	0	0	0	0	0	25	**25**
	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	10	**10**
	WF_22/05196/FUL	Mountpleasant Murkle	6	0	0	0	0	0	0	0	0	0	0	**6**
		TOTAL	**8**	**1**	**0**	**0**	**0**	**0**	**10**	**10**	**10**	**10**	**282**	**331**

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. Options for replacement/additional sports facilities being considered as part of wider Thurso community PoD development.
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	Investigative work being carried out by contractor.
Community Facilities	Mount Vernon burial ground	No Contributions required	N/A	2030		THC	Land purchase for extension complete. Additional lairs within current cemetery have extended existing capacity.
Community Facilities	Reay burial ground	No Contributions required	N/A	2027		THC	Land investigation/acquisition ongoing for potential new extension.

Schools	Miller Academy Primary School - replacement planned as part of wider Thurso PoD development	All housing developments within the school catchment.	Not required				June 2026 - Extensive community engagement has informed the project, and the statutory consultation for relocating two primary schools to the new PoD site will commence in August following committee approval.
Schools	Mount Pleasant Primary School - replacement planned as part of wider Thurso PoD development	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				June 2026 - Extensive community engagement has informed the project, and the statutory consultation for relocating two primary schools to the new PoD site will commence in August following committee approval.
Schools	Pennyland Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Thurso High School - replacement planned as part of wider Thurso PoD development	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	Earliest operational date 2031/32	HIP March 2025 - £100M Funding from 2025-2032	THC, HLH	June 2026 - Extensive community engagement has informed the project, and the statutory consultation for relocating two primary schools to the new PoD site will commence in August following committee approval.
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.	N/A	N/A	TBC		THC, NatureScot	Consultants carried out detailed hydraulic modelling of the flooding mechanisms that occur on the river, the preferred option for alleviating flood risk is flood defence walls and an embankment. Detailed design subject to Scottish Government funding and the outcome of	
Employment	Scrabster Harbour Strategic Development Programme at TS13 Scrabster Harbour - Phased development of Scrabster Harbour as a multi-sector port serving lifeline ferry, fishing, cargo, cruise and offshore energy markets. Potential projects include offshore wind operations and maintenance facilities, service vessel berthing, workshops, offices, warehousing, laydown areas, shore power, port electrification and the rationalisation and improvement of existing harbour infrastructure	N/A	N/A	Feasibility, masterplanning, statutory approvals and developer engagement during 2026-28, followed by phased delivery aligned with commercial demand and offshore energy project timescales.	TBC as individual projects progress through feasibility and design. Likely funding sources include the Trust, commercial users, developers and relevant public-sector infrastructure and economic development programmes.	Scrabster Harbour Trust, The Highland Council, Highlands and Islands Enterprise, Transport Scotland, ferry operators, offshore energy developers and other harbour users.	Feasibility and developer engagement underway. The Trust is also considering future statutory and masterplanning requirements to support the longer-term development of the harbour.	added 01/09/2026
Employment	Scrabster Mains Strategic Employment and Energy Site at TS14 Land at Scrabster Mains Farm - Phased development for serviced industrial, offshore energy, warehousing, manufacturing, office, training and associated uses.	N/A	N/A	Masterplanning and consenting during 2026–27, with phased delivery thereafter, subject to planning permission, utilities, occupier demand and funding.	To be confirmed following feasibility, design and infrastructure studies. Delivery is expected to involve a combination of Trust, public-sector and private investment.	Scrabster Harbour Trust, The Highland Council, Highlands and Islands Enterprise, SSEN, Transport Scotland and prospective private-sector occupiers and developers.	A new masterplan and planning application are being progressed to replace the lapsed 2014 planning permission (14/00418/FUL). Pre-application, infrastructure assessment and market engagement underway.	

15 Tongue

Tongue

TONGUE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	TG01	South of Loyal Terrace	0	0	0	0	0	0	0	0	0	0	0	0
	TG02	North of Varich Place	0	0	0	0	0	0	0	0	0	0	10	10
	TG04	South of St. Andrew's Church	0	0	0	0	0	0	0	0	0	0	10	10
		TOTAL	0	0	0	0	0	0	0	0	0	0	20	20

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	North Sutherland Health and Social Care Hub	None identified	None	Construction start anticipated 2027	£12M	Wildland Ltd in partnership with THC and NHS Highland	Planning application permitted on site TG03 for Health and Social Care Hub including a 15 bed care home, integrated care team administrative base and GP surgery September 2023. Construction anticipated 2027.
Schools	Tongue Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Farr High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	None identified	N/A	N/A				
Planning Policy	None identified	N/A	N/A				

Wick

WICK

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	WK01	Hill of Man BMX Track	0	0	0	0	0	0	5	5	5	0	15	**30**
	WK02	South of Kennedy Terrace	0	0	1	0	1	0	0	0	0	0	42	**44**
	WK04	North Of Coghill Street	5	5	5	4	0	0	0	0	0	0	0	**19**
	WK05	West of Police Station	0	0	0	0	0	0	0	0	0	0	6	**6**
	WK06	East of Murray Avenue	0	0	0	0	0	0	0	0	0	0	40	**40**
	WK12	Lower Pulteneytown	2	0	0	0	0	0	0	0	0	0	23	**25**
	WK13	Land West of Green Road	0	0	0	0	0	0	0	0	0	0	6	**6**
	WK14	Hillhead Primary School	0	0	0	0	0	0	0	0	0	0	18	**18**
	WK15	Wick High School Building	0	0	0	0	0	0	0	0	0	0	12	**12**
	WK16	Land at Francis Street	0	0	0	0	0	0	0	0	0	0	8	**8**
	WK17	South of Roxburgh Road	0	0	1	0	1	0	0	0	0	0	8	**10**
	WK18	West of George Street	0	0	0	0	0	0	0	0	0	0	6	**6**
		TOTAL	**7**	**5**	**7**	**4**	**2**	**0**	**5**	**5**	**5**	**0**	**184**	**224**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Redevelopment of 82 – 86 High Street, Wick (former Woolworths building) to provide community facilities and business space	All development within Wick High School catchment area may be liable	Standard community facility rate	TBC	Estimated project cost of £1 million. Funding opportunities being explored.	Wick Development Trust.	Project identified as a priority within the Community Development Plan and currently at concept stage. Further community engagement, feasibility work and business planning are required to support redevelopment proposals and secure funding for delivery.
Community Facilities	St Fergus Church redevelopment to a community centre and family recreational facility	All development within Wick High School catchment area may be liable	Standard community facility rate	TBC	Project costs to be confirmed. Funding discussions have not yet commenced.	Wick Development Trust.	Future community and recreational uses to be explored following feasibility work.
Community Facilities	Wick burial ground	No Contributions required	N/A	2027		THC	Land purchase for new cemetery complete. Awaiting trial dig report to enable design and planning processes to begin.
Schools	Newton Park Primary School	All housing developments within the school catchment.	Contributions not required				
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.	No current capacity issues therefore contributions not required				
Transport	Wick High Street Improvements - including widened footpaths, enhanced cycling infrastructure, new public spaces, planters, refurbished street lighting, urban tree planning, accessible parking within the pedestrian square, wayfinding signage, and artwork	None idenitified	N/A	Complete July 2026	£2.1 m, Scottish Government Active Travel Infrastructure Fund	THC, Transport Scotland, Scottish Government	Construction commenced October 2025, completed July 2026.
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	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 idenitified	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 idenitified	N/A	Ongoing	Not known	Ignis Biomass, THC, property/business owners, other stakeholders	
Development	Wick Business Park Phase 2 (WK21)	N/A	N/A	Planning permission permitted June 2026. Future timescales	HIE	HIE	Phase 2 planning permission permitted for 12,500sqm floorspace for use classes 4,5 and 6.

17 Other areas

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	Vertical launch spaceport facility for use by the space industry to launch satellites into orbit.	N/A	Construction commenced May 2023 but halted in December 2024. Any completion timescale unknown due to developer entering administration in 2026.	£17.1M total funding package	HIE, private sector, Scottish Govt, NDA	UK Space Agency announced funding for the vertical launch site in Sutherland in 2018. Planning application 20/00616/FUL permitted 2020. Amended scheme 24/01091/FUL permitted November 2024. Developer went into administration February 2026. Future of project now uncertain.
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.	2030	£1.1M	Tongue and Farr Sports Association, HLH	To be considered within future place based assessment and integrated into a future PoD/HIP
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
School	Bower Primary		No current capacity issues therefore contributions not required				
School	Canisbay Primary		No current capacity issues therefore contributions not				

School	Crossroads Primary		No current capacity issues therefore contributions not				
School	Dunbeath Primary		No current capacity issues therefore contributions not				
School	Durness Primary		No current capacity issues therefore contributions not				
School	Farr Primary (Sutherland)		No current capacity issues therefore contributions not				
School	Keiss Primary		No current capacity issues therefore contributions not				
School	Kinlochbervie High School	All housing developments within the school catchment.	No current capacity issues therefore contributions not	N/A	N/A	N/A	N/A
School	Melvich Primary		No current capacity issues therefore contributions not				
School	Reay Primary		No current capacity issues therefore contributions not				
School	Rogart Primary		No current capacity issues therefore contributions not				
School	Rosehall Primary		No current capacity issues therefore contributions not				
School	Scourie Primary		No current capacity issues therefore contributions not				
School	Thrumster Primary		No current capacity issues therefore contributions not				
School	Watten Primary		No current capacity issues therefore contributions not				
Environment	Caithness and Sutherland	Flow Country - inscribed as UNESCO 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	Inscribed July 2024		Flow Country Partnership including THC	The Flow Country inscribed on UNESCO World Heritage List on 26th July 2024. Planning Position Statement 2 and Site Impact Assessment Toolkit published. Article 4 Direction to remove certain permitted development rights, Management Plan and Setting Guidance being pursued in 2026.

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, 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).
Transport	Dornoch-Embo	Dornoch-Embo Road - Improvements	N/A	Not known	Not known	THC	Improvements and/or contributions may be required for any relevant 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, Network Rail	Far North Line Review Team have remit to identify potential opportunities to improve connectivity, operational performance and journey time on the line. Have implemented a number of improvements and further improvements are planned.
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, Scottish Forestry, 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).
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	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 but not implemented.
Harbours	Kinlochbervie	Kinlochbervie Harbour - improvements	N/A	2026 - 2028	Kinlochbervie Harbour Core £2,962,000 identified in HIP - scheduled to 2028	THC	Design and survey work progressing.
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.
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	

Strategic Infrastructure

1) STRATEGIC INFRASTRUCTURE

ACTIONS			FUNDING		DELIVERY	
Topic	**Action**	**Timescales**	**Total Cost**	**Council Capital Budget**	**Delivery Partners**	**Status/Actions**
Transport	**A890 Stromeferry (rockfall area) Bypass** Remedy to "lifeline" road closure issue	No timescale identified at this stage.	N/A	A890 Stromeferry Rockface Stabilisation Core £1,166,000 allocated in HIP and scheduled to 2029	THC, Scottish Government, Network Rail, HITRANS.	Regular rockface monotoring, assessment and stabilisation works take place. Wider scheme for road realignment is no longer being considered. Other longer term options are being considered, including the HITRANS and Network Rail 'Skyfall' project which involves a road/rail sharing arrangement.
	Fort William Integrated Transport Plan - appraisal to address resilience and reliability issues and may identify a range of transport and access solutions (Strategic Transport Projects Review 2 (STPR2) Recommendation 32).	2026/27	Unknown		Transport Scotland, HITRANS, THC and HIE	Study underway by consultants, completion expected late 2026.
	Corran Narrows Crossing - construction of new infrastructure on the Ardgour and Nether Lochaber sides of the Corran Narrows to improve the Corran Ferry service and support the operation of a new electric vessel.	Completion of infrastructure expected by 2027, new vessel is scheduled for delivery in late 2028 or early 2029	£60m	Corran Ferry Infrastructure £9,910,000 funding from HIP scheduled to 2028	THC, Scottish Government, UK Government	Construction of new infrastructure on Ardgour and Nether Lochaber sides underway early 2026. Vessel procurement strategy for new Corran Ferry approved May 2025.
	Uig Harbour Upgrade of harbour facilities, including new terminal building, to accommodate new ferry vessel.	2021-2025	£30M+	£30M+ (THC contributing £1.9M towards essential maintenance works to the pier). £368,000 allocated in HIP to 2027	Transport Scotland, Caledonian Maritime Assets Ltd (CMAL), CalMac Ferries Ltd (CFL), THC, HIE, HITRANS	£38m upgrade of Uig Harbour complete 2023. New ferry terminal building complete 2025.
	A890 Balnacra to Lair 6km new dual track road to improve existing single track section.	TBC	Initially estimated at £12M	None	THC	Reference in WestPlan strategy. Item not a funded scheme in THC HIP. Detailed scheme design completed and full planning permission Feb 2017.
	Ashaig Airport Airstrip improvements to accommodate reintroduction of scheduled air services	TBC	Estimated cost £1.5-£1.8M	None	HITRANS,THC, HIE	Scheduled commercial air services have not yet resumed, and the major airstrip upgrade required to facilitate them at Ashaig Airport (Broadford Aerodrome) is dependent on any future funding.

ACTIONS			FUNDING		DELIVERY	
Topic	**Action**	**Timescales**	**Total Cost**	**Council Capital Budget**	**Delivery Partners**	**Status/Actions**
	Skye Cycle Way - Establish a safe cycle path from Kyleakin and Armadale to Broadford, Portree and Uig	2019 onwards	Early high level costings indicated an estimated £44million to design and construct a network of around 230km.	None	Led by HITRANS from 2025, other partners include Broadford and Strath Community Company, Skye Connect, Edinbane, Transport Scotland, THC, Landowners, Walk Wheel Cycle Trust	Phase 1 Kyleakin to Broadford being progressed to detailed design stage, construction dependent upon outcome of funding bid for c£7M. Also part of an aspiration for NCN 780 across Skye, connecting to the train station at Kyle of Lochalsh, and ferry ports at Armadale, Sconser and Uig.
	National Cycle Network 780 - aspiration for NCN780 to be developed between Fort William and Mallaig, and across Skye with active travel routes connecting to the train stations along the West Highland Railway Line and at Kyle of Lochalsh, and ferry ports at Armadale, Mallaig, Sconser and Uig.	Ongoing	Not known	Not known	Walk Wheel Cycle Trust	Parts of this route are highly aspirational and will take time to deliver. Some sections linked to Skye Cycle Way project.
	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.	Preliminary assessment work underway for final section but firm cost / schedule to be confirmed	None	THC	Item not a funded scheme in THC HIP.
	Local Access to Full Fibre Network Partnership bid to the UK Government's Local Full Fibre Network 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 - Still ongoing , not completed	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/where-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. Central Lot - 2026	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 Highland s 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.

Employment Sites

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	HITRANS,THC, HIE	Scheduled commercial air services have not yet resumed, and the major airstrip upgrade required to facilitate them at Ashaig Airport (Broadford Aerodrome) is dependent on any future funding
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.
Inverlochy Castle Estate 31ha of land safeguarded for expansion and diversification of tourism facilities	2023-2028	Private	Inverlochy Castle Management International (ICIM)	Carrying 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	Phase 1A - £42M Phase 1B - £60M Phase 2 - c£130M (may be broken into sub phases). HIE and private investment.	Kishorn Port Ltd, HIE, Leiths (Scotland) Ltd, Ferguson Transport & Shipping, offshore wind farm developers, Crown Estate Scotland, Scottish Government	Major improvements underway summer 2025, involves extending the existing dry dock to enable access for larger vessels, larger areas of hardstanding and includes excavation of overburden, rock excavation, surface water drainage, rock netting, installation of mooring points and construction of a reinforced concrete slab. Anticipated completion autumn 2026. Kishorn Port Ltd predict a further 600 jobs at the Port by 2029 and 1500 jobs by 2034. Feasibility study underway to explore rural housing options to underpin this employment potential. Major investment also taken place at adjacent fish farms, including recirculating aquaculture system.

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. Planning application for ziplines at Nevis Range lodged 2021. 'Base Camp' - a 26 room hotel, bar and restaurant, bike shop, retail shop, and a covered courtyard with event space plus a 100-seat capacity conference and training facility opended in 2023. Groundworks, internal roads and foundations for 50 eco-cabins underway early 2026.

3 Broadford

Broadford

BROADFORD

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	BF02	South of Cabereidh	0	0	0	0	0	20	0	0	0	0	0	**20**
	BF03	Glen Road (West)	0	20	0	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	0	0	0	0	0	0	**0**
	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	0	0	0	0	0	0	**0**
	BF11	Glen Road West of School	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**0**	**20**	**0**	**12**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**52**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Broadford Community Hub/South Skye Community Campus - development alongside new Broadford Primary School, including school community 'wing' - games hall, astro pitch and MUGA and play park. Library and service point will also be provided within new school.	All housing development within Portree High School catchment may be required to contribute	Standard community facility rate.	Completion scheduled by summer 2027	THC, Scottish Government	THC, HLH, ScotGovt, Broadford and Strath Community Company (BSCC), SportScotland	Planning permission for new nursery and primary school, including a council service point, public library, and outdoor recreation areas permitted September 2025, construction underway February 2026, completion expected summer 2027. Future plans for further community facilities.
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	Completion scheduled by summer 2027	Broadford Primary - £20,016,000 HIP funding scheduled to 2028	THC, Scot Gov	Planning permission for new nursery and primary school, including a council service point, public library, and outdoor recreation areas permitted September 2025, construction underway February 2026, completion expected summer 2027.
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 idenitified	None	2017 onwards	c£7M	Led by HITRANS, other partners include BSCC, Transport Scotland, THC	Route identified, feasibility and concept design complete. Planning application (20/03669/FUL) permitted March 2021 for section between Kyleakin and Ashaig. HITRANS supporting development of detailed proposals.

Dunvegan

DUNVEGAN

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	DV01	North West of Primary School	0	0	0	0	0	0	0	0	0	0	0	**0**
	DV02	South of Health Centre	0	0	0	0	0	0	0	0	0	0	0	**0**
	DV04	East of Dunvegan House	0	0	0	0	0	0	0	0	0	0	0	**0**
	DV06	South of Dunvegan House	0	0	0	0	0	0	0	0	0	0	0	**0**
	WF_21/04788/PIP	Kilmuir School	0	0	0	16	0	0	0	0	0	0	0	**16**
		TOTAL	**0**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Gaeltec Community Hub - phased refurbishment of Gaeltec Buildings into a multi-use hub to incorporate a range of new community and business facilities, including childcare facility with indoor and outdoor space.	All housing development within Dunvegan Primary School catchment may be required to contribute	Standard community facility rate	2027	Scottish Land Fund and Scottish Government Islands Programme Award	Dunvegan Community Trust	Planning application approved (24/02105/FUL), building purchased October 2026. Phased refurbishment underway.
Community Facilities	Creation of new 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 rate		TBC	THC, Lochalsh & Skye Housing Association	Planning Access road and playing field platform formed in 2025.
Community Facilities	Dunvegan Burial Ground - expansion	None identified	None	2027	Burial Ground Dunvegan £249,000 allocated in HIP - scheduled to 2027	THC	Planning application approved. Tender process to progress in Spring 2026, with a view of works starting late Summer 2026.
Schools	Dunvegan Primary School - Replacement school to address condition and suitability issues.	All housing developments within the school catchment.	No contributions required	Earliest operational date 2028/29	HIP March 2025 - £18M Funding from 2025-2029	THC	June 2026 - Design and contract documentation is being finalised ahead of construction starting in late 2026 and completing in early 2028, following
Schools	Portree High School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	None identified	None identified	None				
Energy	None identified	None identified	N/A				

Fort William

FORT WILLIAM

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	FW01	Annat Farm	0	0	0	0	0	0	0	0	0	0	0	**0**
	FW02	North of A830 at Banavie	0	0	2	2	0	0	0	0	0	0	0	**4**
	FW04	North East of Health Centre	0	1	0	0	0	0	0	0	0	0	0	**1**
	FW05	Lundavra Road	0	0	0	20	0	0	0	0	0	0	0	**20**
	FW06	Lochyside Common Grazings	0	0	0	0	0	0	8	8	8	0	0	**24**
	FW07	Upper Achintore (South)	0	0	0	0	0	0	0	0	0	0	0	**0**
	FW08	Blar Mor	9	0	0	0	25	40	0	0	0	0	0	**74**
	FW09	Carr's Corner	0	0	0	0	0	0	0	0	0	0	0	**0**
	FW10	Belford Hospital_RC Primary School	0	0	0	25	0	0	0	0	0	0	70	**95**
	FW11	BT Depot_Police Station	0	0	0	0	0	0	0	0	0	0	0	**0**
	FW13	Upper Achintore (North)	0	0	0	40	0	40	0	0	0	0	94	**174**
	FW15	WestPlan Long Term	0	0	0	0	0	0	0	0	0	0	0	**0**
	WF_17/04340/FUL	Rankin Crescent	0	22	0	0	0	0	0	0	0	0	0	**22**
	WF_18/05946/FUL	Lower Glasdrum	6	0	0	0	0	0	0	0	0	0	0	**6**
		TOTAL	**15**	**23**	**2**	**87**	**25**	**80**	**8**	**8**	**8**	**0**	**164**	**420**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	New Rural General Hospital for Lochaber at Blar Mhor - replacement of Belford Hospital in Fort William	N/A	N/A	2027-2030	£200M, Scottish Government	Scottish Government, NHS Highland	Planning permission permitted 2026, currently in technical design stage, anticipated construction start 2027 with completion by 2030.
Community Facilities	Upper Achintore Community Hub at Heathercroft Drive	All housing development within Lundavra Primary catchment to contribute	Standard community facility rate	Not known	Not known	Upper Achintore Regeneration Group	Community Hub Business Plan consultation completed February 2024. UARG were seeking to establish a suitably constituted Community Hub Group which could take forward the development including a land transfer.
Community Facilities	Ben Nevis Visitor Centre - Expansion of the visitor centre, provision café and additional car parking, covered outdoor space	All housing development within Lochaber High School catchment	Standard community facility rate	TBC	£850k	HLH	Under consideration within a local feasibility study for sport, leisure and culture.
Community Facilities	Extension of Lochaber Leisure Centre to provide a larger gym and new studio, strength and conditioning	All housing development within Lochaber High School catchment at Standard community facility rate.	Standard community facility rate	2023/24	£1.5M	HLH	Under consideration within a local feasibility study for sport, leisure and culture.
Community Facilities	Need for new/ enhanced multi-purpose spaces indoor and outdoor catering for sports and arts which may involve the replacement/major refurbishment of Nevis Centre. Fort William Library is one of six venues reviewed as part of a Greater Fort William Culture and Leisure appraisal	All housing development within Lochaber High School catchment.	Standard community facility rate	Not known	New indoor facility estimated at £3M.	HLH, THC, Community	Under consideration within a local feasibility study for sport, leisure and culture.

Community Facilities	Glen Nevis Burial Ground - Additional lairs		No contributions required	TBC	Burial Ground Glen Nevis Core funding £187,000 in HIP - Scheduled to 2028	THC	Land purchase and some ground works complete. Drainage works completed in January 2026 currently in settlement phase, until SEPA trial digs can take place in October 2026.
Schools	Land safeguarded for possible new primary school at Blar Mhor	No current physical capacity issue. Contributions towards land costs may be sought if new school is shown to be required.	Not required at present	TBC	TBC	THC	
Schools	Inverlochy Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Caol Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
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	All housing developments within the school catchment.	No contributions required				
Schools	Bun-Sgoil Ghàidhlig Loch Abar	N/A	N/A				
Schools	St Columba's RC Primary	N/A	N/A				

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				
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	2026/27	TBC	Transport Scotland, HITRANS, THC and HIE	Study underway by consultants, completion expected late 2026. Appraisal will address resilience and reliability issues and may identify a range of transport and access solutions (STPR2 Recommendation 32).
Transport	Bus Infrastructure Projects - including Re-location/Re-imagination of Bus Station	N/A	N/A		TBC	Transport Scotland, HITRANS, THC	Highland Council received Bus Infrastructure Funding in 2025/26 towards the following projects in Fort William: Blar Mhor Bus Only Link, Upper Achintore Bus Only Link, A82 / Nevis Terrace / Middle Street Junction and Bus Station Relocation/integration. In connection with the bus station project a consultant has been commissioned to undertake a feasibility study looking at improvements to the current bus station and potential relocation options. To feedback to FW2040 early 2027. Other projects ongoing.
Transport	National Cycle Network 78 - improvements in and around Fort William	N/A	N/A	Ongoing	TBC	Walk Wheel Cycle Trust	Walk Wheel Cycle Trust's Network Development Plan includes improvements in and around Fort William
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	
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	Draft Fort William Town Centre Masterplan produced in 2023. Working draft produced January 2024.
Planning Policy	Blar Mhor Mixed Use Expansion Area (FW08) - Updated masterplan/development brief	All within FW08	As per relevant Fort William infrastructure type	Ongoing	Highland Council, NHS Highland, UHI, Scottish Government	Highland Council, NHS Highland, UHI, Scottish Government	Phase 1 housing and new police station complete. Phase 2 and 3 housing (c59 homes) planned to be delivered by 2031/32). New rural Lochaber General Hospital anticipated construction start 2027. Delivery of health and social care solutions and associated housing requirements being
Water & Waste	Caol and Lochyside Flood Protection Scheme	Construction of 2km long flood protection scheme.	No contributions required		£210,000 allocated in HIP scheduled to 2027	THC, Scottish Government.	Completed August 2023.

Water & Waste	Fort William Waste Transfer Station	Construct new waste transfer station	No contributions required	2024-2026	HIP £457,000 total	THC	Completed 2025
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	

Gairloch

GAIRLOCH

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	GL01	North Fasaich	0	0	0	0	0	5	0	0	0	0	0	**5**
	GL02	East Fasaich	1	1	1	1	1	0	0	0	0	0	0	**5**
	GL03	Achtercairn	0	0	0	8	0	0	0	0	0	0	0	**8**
	GL04	Gairloch Harbour	0	0	0	0	0	0	0	0	0	0	0	**0**
	GL05	Achtercairn West	0	0	0	0	0	0	0	0	0	0	0	**0**
	20/03583/FUL	Lonemore Strath	0	0	0	1	0	0	1	0	0	0	0	**2**
		TOTAL	**1**	**1**	**1**	**10**	**1**	**5**	**1**	**0**	**0**	**0**	**0**	**20**

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.	No current capacity issues therefore contributions not required	Completed August 2021	Completed	THC	The Highland Council previously forward funded the expansion of this school provision to address past 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 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.

Glencoe

GLENCOE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	GC01	South of A82	0	0	0	0	0	0	0	0	0	0	0	**0**
	GC02	South of Filling Station	0	0	0	0	0	0	0	0	0	0	0	**0**
	GC03	North of Glencoe Primary School	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**0**	**0**	**0**	**0**	**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	Replacement of existing Glencoe Village Hall with new community facility on allocation GC03, North of Primary School.	TBC	None	Unknown		Local community, developers and landowners.	Any progress unknown
Schools	Glencoe Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Kinlochleven High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	National Cycle Network 781 - aspiration for NCN781 to be developed between Ballachulish, Glencoe, and onwards to Loch Lomond and Trossachs National Park at Tyndrum.	N/A	N/A				Shown in Walk Wheel Cycle Trust's Network Development Plan as a highly aspirational route that will take time to deliver.
Planning Policy	None identified	N/A	N/A				
Water	None identified	N/A	N/A				
Energy	None identified	N/A	N/A				

Kinlochleven

KINLOCHLEVEN

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	KN01	Foyers Road	0	0	0	8	0	0	0	0	0	0	0	**8**
	KN03	Smelter	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	None identified	None identified	None				
Schools	Kinlochleven Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Kinlochleven High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	Kinlochleven Viaduct - study to look at options for managing remaining life of structure, followed by potential repairs.	None identified	None	2026-2029	£2.6M	THC	Structures Team Alness
Planning Policy	None identified	N/A	N/A				
Water	None identified	N/A	N/A				
Energy	None identified	N/A	N/A				

Development	None identified	N/A	N/A				

Kyle of Lochalsh

KYLE OF LOCHALSH

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	KL01	Kyle North	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**
	KL03	Langlands Terrace	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**
	KL07	Plock of Kyle	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**0**	**0**	**0**	**0**	**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	Lochcarron 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 - Lochcarron Leisure Centre Company , Lochcarron Community Development Company	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. Gym opened on alternative site in Park Road, Lochcarron in late 2023. The gym is housed in a modular unit that was formally used as a children's nursery.
Community Facilities	The Plock - Develop the area as an activity and community hub for residents and visitors.	All housing development within Plockton High School catchment may be required to contribute	Standard community facility rate	Ongoing	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)	KLCT took ownership of The Plock in 2019. Former toll building converted to KLCT office and community space in 2020. Accessibility and habitat improvements continue.
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	TBC	TBC		TBC

Transport	Limited availability of parking may require long term solution to be delivered.	May be required from new developments in central areas of settlement development area where required parking provision cannot be accommodated on site.	Amount per parking space shortfall in lieu of on-site provision. Level not defined.	TBC	TBC	THC, Developers	
Planning Policy	Lochalsh Community Action Plan	N/A	None	N/A	N/A	Community groups	Completed 2022.
Water	None identified	N/A	N/A				
Energy	None identified	N/A	N/A				
Development	None identified	N/A	N/A				

Kyleakin

KYLEAKIN

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	KA01	Old Kyle Farm Road	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**0**	**0**	**0**	**0**	**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	Broadford Community Hub/South Skye Community Campus - development alongside new Broadford Primary School, including school community 'wing' - games hall, astro pitch and MUGA and play park. Library and service point will also be provided within new school.	All housing development within Portree High School catchment may be required to contribute	Standard community facility rate.	Completion scheduled by summer 2027	THC, Scottish Government	THC, HLH, ScotGovt, Broadford and Strath Community Company (BSCC), SportScotland	Planning permission for new nursery and primary school, including a council service point, public library, and outdoor recreation areas permitted September 2025, construction underway February 2026, completion expected summer 2027. Future plans for further community facilities.
Schools	Kyleakin Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Plockton 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.	N/A	None	2017 onwards	£3.5M	Led by HITRANS, other partners include BSCC, Transport Scotland, THC	Route identified, feasibility and concept design complete. Planning application (20/03669/FUL) permitted March 2021 for section between Kyleakin and Ashaig. HITRANS supporting development of detailed proposals.
Planning Policy	None identified	N/A	N/A				

Water	None identified	N/A	N/A				
Energy	None identified	N/A	N/A				
Development	None identified	N/A	N/A				

11 Lochcarron

Lochcarron

LOCHCARRON

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	LC01	Keilburn Crescent	0	0	0	0	0	0	0	0	0	0	0	**0**
	LC02	Sage Terrace	0	0	0	0	0	0	0	0	0	0	0	**0**
	LC03	Kirkton Gardens North	0	0	0	0	0	0	0	0	0	0	0	**0**
	LC04	Kirkton Expansion Area (Long Term)	0	0	0	0	0	0	0	0	0	0	0	**0**
	LC05	Kirkton Woodland	0	0	17	0	0	0	0	0	0	0	0	**17**
	LC06	Kirkton Expansion Area	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	0	0	17	0	0	0	0	0	0	0	**0**	**17**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Lochcarron Leisure Centre - Provision of new community and sports facilities.	Not at present as the means for delivering the wider project remain uncertain.	None	Not known	Not known	Community led - Lochcarron Leisure Centre Company, Lochcarron Community Development Company	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. Gym opened on alternative site in Park Road, Lochcarron in late 2023. The gym is housed in a modular unit that was formally used as a children's nursery.
Schools	Lochcarron Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Plockton High School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	Potential safeguarding of land for the Lochcarron Bypass Route as identified in WestPlan (2019).	None identified	None	Not known	Not known	THC	No progress to date.

Transport	A890 Stromeferry Bypass (rockfall area) Remedy to "lifeline" road closure issue	None identified	None	24/25 - 28/29	A890 Stromeferry Rockface Stabilisation Core £1,166,000 allocated in HIP and scheduled to 2029	THC	Regular rockface monitoring, assessment and stabilisation works take place. Wider scheme for road realignment is no longer being considered.
Planning Policy	None identified	N/A	N/A				
Water	None identified	N/A	N/A				
Energy	None identified	N/A	N/A				
Development	Kirkton Woodland - Community owned forest and potential future residential area adjacent to village. Aspirations for affordable housing in partnership with Communities Housing Trust (CHT), community event space, allotments, and tourism accommodation and facilities.	N/A	N/A	Not known	Not known	CHT, Lochcarron Community Development Company, Scottish Government.	Woodland replanting scheme in 2023. Planning permitted for 14 homes and 4 plots in March 2026.

Mallaig

MALLAIG

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	MA01	Coteachan Hill	0	8	6	0	2	0	2	0	2	0	0	**20**
	MA02	North and West of Reservoir	0	0	0	0	0	0	0	0	0	0	0	**0**
	MA03	Glasnacardoch	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**0**	**8**	**6**	**0**	**2**	**0**	**2**	**0**	**2**	**0**	**0**	**20**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Mallaig Pool and Leisure Centre - Major refurbishment of sports facilities and enhancement of other facilities such as a café to establish it as a community hub.	All housing development within Mallaig High School catchment required to contribute	Standard community facility rate	TBC	Estimated at £1.1M. £400K raised so far.	Community led - Mallaig Pool and Leisure. Funding from HIE, Leader Programme, Mackintosh Foundation	Café now open. Upgrade of the changing areas next phase.
Schools	Mallaig Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Mallaig High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	C1150 Loin and Bracora Bridge Deck Replacements - replacement of two bridge decks on C1150 Loch Morar road	None identified	None	2025	£170,000		Design stage by Structures Team, Alness - expected completion by 2026
Transport	U1404 Aultvoulin Bridge deck replacement, at Inverie, Knoydart.	None identified	None	2024	£70,000		Design stage by Structures Team, Alness- not complete, expected 2026

Transport	Review of Harbour Infrastructure at Armadale and Mallaig	None identified	No contributions required	Mallaig: Overnight berth facility complete 2026. Future phases ongoing. Armadale: ongoing	Mallaig Overnight berth facility £6.4M, Scottish Government	CMAL, MHA, THC and key local stakeholders in a Steering Group	Scottish Transport Appraisal Guidance Report published in 2020. Mallaig Overnight berth facility complete 2026. Future phases under design and appraisal. Armadale Harbour - works to improve passenger accessibility and safety completed 2024. Major harbour development project in
Planning Policy	Mallaig Harbour Masterplan (2017) - Detailed plan for the enhancement and expansion of harbour facilities	N/A	N/A	Short, Medium and Long Term priorities have been identified	Not known	Mallaig Harbour Authority, THC	Masterplan published in 2017.
Water	None identified	N/A	N/A				
Energy	None identified	N/A	N/A				
Development	None identified	N/A	N/A				

Ballachulish Settlements

BALLUCHULISH SETTLEMENTS

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	BH02	West Laroch	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**0**	**0**	**0**	**0**	**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	Ballachulish South, Community park and habitat improvements along the river.	Adjoining housing site only required to contribute	Standard community facility rate	TBC	TBC	TBC	Provision made within the Plan for land to be transferred to the community at nil cost.
Community Facilities	Ballachulish Community Action Plan	List of potential projects identified	None	TBC	TBC	Ballachulish community groups	Action Plan covered period 2016-2021.
Schools	Ballachulish Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	St. Bride's Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Kinlochleven High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	National Cycle Network 781 - aspiration for NCN781 to be developed between Ballachulish, Glencoe, and onwards to Loch Lomond and Trossachs National Park at Tyndrum.	N/A	N/A				Shown in Walk Wheel Cycle Trust's Network Development Plan as a highly aspirational route that will take time to deliver.
Planning Policy	None identified	N/A	N/A				
Water	None identified	N/A	N/A				

Energy	None identified	N/A	N/A				
Development	None identified	N/A	N/A				

Poolewe

POOLEWE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	PE01	Shorefield	3	0	0	0	1	1	1	1	0	0	0	**7**
	PE02	Builders Yard Field	0	0	0	0	0	0	0	0	0	0	0	**0**
	PE03	Land South of St Maelrubha Close	0	0	0	0	0	0	0	0	0	0	0	**0**
		TOTAL	**3**	**0**	**0**	**0**	**1**	**1**	**1**	**1**	**0**	**0**	**0**	**7**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	None identified	None identified	None				
Schools	Poolewe Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Gairloch High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	A832 Poolewe Bridge - concrete repairs	None identified	None	2027	£250,000		Not yet started. Structures Team Alness
Transport	B8057 Firemore bridge repairs	None identified	None	2028	£90,000		Not yet started. Structures Team Alness
Planning Policy	None identified	N/A	N/A				
Water	None identified	N/A	N/A				
Energy	None identified	N/A	N/A				
Development	None identified	N/A	N/A				

15 Portree

Portree

PORTREE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	PT02	North of Storr Road	0	12	24	10	14	0	0	0	0	0	0	**60**
	PT03	Kiltaraglen (South)	0	0	0	12	12	10	0	0	0	0	0	**34**
	PT04	Kiltaraglen (North)	0	0	0	30	30	30	30	30	30	30	38	**248**
	PT05	York Drive (East)	0	0	0	0	0	0	0	0	0	0	0	**0**
	PT06	South of Achachork	0	0	0	0	0	0	0	0	0	0	0	**0**
	PT08	West of College, Struan Road	0	0	0	0	0	0	0	0	0	0	0	**0**
	PT09	Woolen Mill and Adjoining Ground	0	0	0	0	0	0	0	0	0	0	0	**0**
	PT10	Macreas Garagr and Adjoining Ground	0	0	0	0	0	0	0	0	0	0	0	**0**
	PT11	Community Centre and Adjoining	0	0	0	0	0	0	0	0	0	0	0	**0**
	PT12	Court House and Police Station	0	0	0	0	0	0	0	0	0	0	0	**0**
	PT13	Bayfield	0	6	0	0	0	0	0	0	0	0	0	**6**
		TOTAL	**0**	**18**	**24**	**52**	**56**	**40**	**30**	**30**	**30**	**30**	**38**	**348**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Re-imagining Camanachd Square - redevelopment and expansion of Portree Community Centre, drainage and accessibility improvements to King George V Playing Fields, and provision of a new adventure playpark and wheeled sports facility including pump track and skate park.	All housing development within Portree High School catchment may be required to contribute	Standard community facility contribution rate.	TBC	Estimated project cost of £6.5 million. £31,500 secured from the Highland Coastal Communities Fund for options appraisal and feasibility work. Further funding required for project	Portree and Braes Community Trust.	Feasibility study, masterplan and business plan completed in 2022. Project proposals identified to address increasing demand for community, recreation and visitor facilities associated with planned housing growth in Portree. Further funding and delivery arrangements to be progressed.
Community Facilities	Fingal Centre, Portree - Expansion to provide new fitness suite	All housing development within Portree High School catchment may be required to contribute	Standard community facility rate.	2032	£950k	HLH, THC	
Community Facilities	Broadford Community Hub/South Skye Community Campus - development alongside new Broadford Primary School, including school community 'wing' - games hall, astro pitch and MUGA and play park. Library and service point will also be provided within new school.	All housing development within Portree High School catchment may be required to contribute	Standard community facility rate.	Completion scheduled by summer 2027	THC, Scottish Government	THC, HLH, Broadford and Strath Community Company (BSCC), SportScotland	Planning permission for new nursery and primary school, including a council service point, public library, and outdoor recreation areas permitted September 2025, construction underway February 2026, completion expected summer 2027. Future plans for further community facilities.
Schools	Portree Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Bun-Sgoil Ghàidhlig Phort Rìgh	N/A	N/A				

Schools	Portree High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	Major upgrade of Portree Harbour and Quay Street	None idenitified	None	Repair works - completion by Sep 26; Upgrades unknown	£1,930,000 funding allocated through HIP - £1.2 million contract awarded to Mackenzie Construction for the repair of the existing pier.	THC, Mackenzie Construction	Habour repair works expected to be complete by September 2026.
Transport	Completion of Portree Link Road between A87 and 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.	Due for completion autumn 2026.	£1.9M Scottish Government Infrastructure Loan Funding. Developer contributions sought to fund project loan costs. Portree Link Road Core funding £950,000 allocated in HIP	Led by THC with involvement from Lochalsh and Skye Housing Association, Highland Housing Alliance, other landowners/developers	Construction underway, planned completion autumn of 2026.
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	Lead by THC with involvement from developers and	Unknown
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	Ongoing	Not known	THC, Developers	
Planning Policy	None idenitified	N/A	N/A				
Water	None idenitified	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	

Sleat

SLEAT

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	ES04	Kilbeg Village	0	0	12	8	5	5	5	5	6	0	0	46
	ES05	Land Adj. Kilbeg Village N of A851	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL	0	0	12	8	5	5	5	5	6	0	0	46

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Broadford Community Hub/South Skye Community Campus - development alongside new Broadford Primary School, including school community 'wing' - games hall, astro pitch and MUGA and play park. Library and service point will also be provided within new school.	All housing development within Portree High School catchment may be required to contribute	Standard community facility rate	Completion scheduled by summer 2027	THC, Scottish Government	THC, HLH, Broadford and Strath Community Company (BSCC), SportScotland	Planning permission for new nursery and primary school, including a council service point, public library, and outdoor recreation areas permitted September 2025, construction underway February 2026, completion expected summer 2027. Future plans for further community facilities.
Schools	Bun-Sgoil Shleite	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	TBC	TBC	THC	
Schools	Sleat Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	TBC	TBC	THC	
Schools	Portree High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required	TBC	TBC	THC	
Transport	Review of Harbour Infrastructure at Armadale and Mallaig	None identified	No contributions required	Mallaig: Overnight berth facility complete 2026. Future phases ongoing. Armadale: ongoing	Mallaig Overnight berth facility £6.4M, Scottish Government	CMAL, MHA, THC and key local stakeholders in a Steering Group	Scottish Transport Appraisal Guidance Report published in 2020. Mallaig Overnight berth facility complete 2026. Future phases under design and appraisal. Armadale Harbour - works to improve passenger accessibility and safety completed 2024. Major harbour development project in development.
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	Unknown	Sabhal Mòr Ostaig Development Trust, Sabhal Mor Ostaig UHI, Scot Gov, THC, HIE	The new Sabhal Mor Ostaig (Skye Gaelic College) building opened in 2015. First housing phases delivered.

Spean Bridge and Roy Bridge

SPEAN BRIDGE AND ROY BRIDGE

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	SB01	Transport Workshops	0	0	0	0	0	4	0	4	0	6	0	**14**
	SB03	North of Nursery	0	0	0	0	0	0	0	0	0	0	0	**0**
	SB05	Glen Roy Roy Bridge	0	0	0	0	0	0	0	0	0	0	0	**0**
	SB06	West of Stronlossit Inn	0	0	0	0	0	1	1	1	1	1	1	**6**
	SB07	North of Bridge Cafe	0	2	2	2	2	2	0	0	0	0	0	**10**
	SB08	Burn Bank	0	0	0	4	4	4	0	0	0	0	0	**12**
		TOTAL	**0**	**2**	**2**	**6**	**6**	**11**	**1**	**5**	**1**	**7**	**1**	**42**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Spean Bridge, Roy Bridge and Achnacarry Community Action Plan	Community Action Plan 2023-2027	None	2023 onwards	TBC	Spean Bridge, Roy Bridge and Achnacarry SCIO via funders	Community Action Plan published in 2023. Various projects - community garden, community ownership of Roy Bridge PS, affordable housing for local people.
Schools	Spean Bridge Primary School	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Schools	Lochaber High	All housing developments within the school catchment.	No current capacity issues therefore contributions not required				
Transport	Spean Bridge to Roy Bridge Active Travel Route	All development within Spean Bridge catchment area may be liable	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.	TBC	TBC	Spean Bridge, Roy Bridge and Achnacarry SCIO via funders	
Transport	Leanachan To Spean Bridge Active Travel Route	All development within Spean Bridge catchment area may be liable	Contribution rate dependent on stage of project design. Indicative rate of £1,000 per house.				
Planning Policy	None identified	N/A	N/A				
Water	None identified	N/A	N/A				
Energy	None identified	N/A	N/A				

Staffin

STAFFIN

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	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	0	0	0	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	Fingal Centre, Portree - Expansion to provide new fitness suite	All housing development within Portree High School catchment may be required to contribute	Standard community facility rate	2032	£950k	HLH, THC	
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	Staffin Slipway Development	N/A	N/A	TBC	TBC	Staffin Development Trust, THC, HIE	Several improvements complete including upgraded access road, new yard and 7 business units. Future plans for new slipway, breakwater, pontoons and further onshore facilities.

19 Strontian

Strontian

STRONTIAN

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	SR01	Caravan and Camping Site	0	0	0	0	0	0	0	0	0	0	20	**20**
	SR02	Drimnatorran	0	0	0	0	0	0	6	0	0	0	9	**15**
		TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**29**	**35**

Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required	Timescales	Cost and Funding	Delivery Partners	Status
Community Facilities	Strontian Community Park	Housing development within Strontain to provide developer contributions towards the provision of a central community park.		TBC	TBC	Community groups, landowners, developers.	No progress to date.
Schools	Strontian Primary School	All housing development within school catchment area	No current capacity issues therefore contributions not required				
Schools	Ardnamurchan High	All housing development within school catchment area	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	None identified	N/A	N/A				
Development	None identified	N/A	N/A				

Uig

UIG

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	UG01	North Cuil	0	0	0	0	0	0	0	0	0	0	0	0
	UG02	North of Earlish	0	0	0	0	0	0	0	0	0	0	0	0
	UG04	South of Ferry Inn	0	0	0	0	0	0	0	0	0	0	0	0
	UG05	Former Co-Op Site	0	0	0	0	0	0	0	0	0	0	0	0
	UG06	Former Primary School	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL	0	0	0	0	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	Fingal Centre, Portree - Expansion to provide new fitness suite	All housing development within Portree High School catchment may be required to contribute	Standard community facility rate	2032	£950k	HLH, THC	
Schools	Kilmuir Primary School		No current capacity issues therefore contributions not required.				
Schools	Portree High		No current capacity issues therefore contributions not required.				
Transport	Uig Harbour - Upgrade of harbour facilities, including new terminal building, to accommodate new ferry vessel.	N/A	None	2021-2025	£30M+ (THC contributing £1.9M towards essential maintenance works to the pier). £368,000 allocated in HIP to 2027	Transport Scotland, CMAL, CFL, THC, HIE, HITRANS	£38m upgrade of Uig Harbour complete 2023. New ferry terminal building complete 2025. Redevelopment opportunities.
Planning Policy	None identified	N/A	N/A				
Water	None identified	N/A	N/A				
Energy	None identified	N/A	N/A				
Development	None identified	N/A	N/A				

21 Ullapool

Ullapool

ULLAPOOL

HLA 2025	Deliverable Housing Land Pipeline →		Short			Medium			Long				Strategic	
	LDP Site	Site Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-40	TOTAL
	UP01	Fields Adjacent to Golf Course North	0	0	0	30	30	30	0	0	0	0	0	**90**
	UP03	South of Braes	0	0	0	0	0	0	0	0	0	0	0	**0**
	UP04	Woodland Area by Quarry	0	0	0	0	0	0	0	0	0	0	0	**0**
	WF_24/01027/FUL	Former Nurses Home	0	4	0	0	0	0	0	0	0	0	0	**4**
		TOTAL	**0**	**4**	**0**	**30**	**30**	**30**	**0**	**0**	**0**	**0**	**0**	**94**

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 rate	2030	£950K	HLH, THC	
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	
Development							

Other areas

ACTIONS				DELIVERY			
Type	**Settlement/ Location**	**Infrastructure Projects**	**Developer contributions required towards infrastructure project**	**Timescales**	**Cost and Funding**	**Delivery Partners**	**Status**
Community Facilities	Arisaig	Community Hub - reuse of former Arsaig Medical Centre as multiuse community space	Standard community facility rate. All housing development within Arisaig Primary School catchment liable for contributions.	Subject to funding	Unknown at this stage	Arisaig Community Trust	Exploring potential for community asset transfer and funding
Schools	Achiltibuie Primary		No current capacity issues therefore contributions not required				
Schools	Applecross Primary		No current capacity issues therefore contributions not required				
Schools	Ardgour Primary		No current capacity issues therefore contributions not required				
Schools	Arisaig Primary		No current capacity issues therefore contributions not required				
Schools	Auchtertyre Primary		No current capacity issues therefore contributions not required				
Schools	Bualnaluib Primary		No current capacity issues therefore contributions not required				
Schools	Carbost Primary		No current capacity issues therefore contributions not required				
Schools	Duror Primary		No current capacity issues therefore contributions not required				
Schools	Edinbane Primary		No current capacity issues therefore contributions not required				
Schools	Eigg Primary		No current capacity issues therefore contributions not required				
Schools	Glenelg Primary		No current capacity issues therefore contributions not required				

Schools	Invergarry Primary		No current capacity issues therefore contributions not required				
Schools	Inverie Primary		No current capacity issues therefore contributions not required				
Schools	Kilchoan Primary		No current capacity issues therefore contributions not required				
Schools	Lady Lovat Primary		No current capacity issues therefore contributions not required				
Schools	Loch Duich Primary		No current capacity issues therefore contributions not required				
Schools	Lochaline Primary		No current capacity issues therefore contributions not required				
Schools	Macdiarmid Primary		No current capacity issues therefore contributions not required				
Schools	Muck Primary		No current capacity issues therefore contributions not required				
Schools	Plockton Primary		No current capacity issues therefore contributions not required				
Schools	Raasay Primary		No current capacity issues therefore contributions not required				
Schools	Rum Primary		No current capacity issues therefore contributions not required				
Schools	Scoraig School		No current capacity issues therefore contributions not required				


CAUTION
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