

Highland Delivery Programme Prògram Lìbhrigidh na Gàidhealtachd

August 2024

Committee Draft



CONTENTS

Introduction	4
Inner Moray Firth	6
Deliverable Housing Land Pipeline	7
Strategic Infrastructure Improvements	9
Strategic Employment Sites	11
Other Areas	13
Alness	17
Ardersier	19
Auldearn	21
Avoch	22
Beaully	23
Conon Bridge	24
Cromarty	26
Croy	27
Culbokie	28
Dingwall	29
Dores	32
Drumnadrochit	33
Evanton	34
Fort Augustus	35
Fortrose & Rosemarkie	36
Invergordon	37
Inverness City	38
Kiltarlity	44
Kirkhill	45
Maryburgh	46
Muir of Ord	47
Munlochy	48
Nairn	49
North Kessock	52
Seaboard Villages	53
Strathpeffer	54
Tain	55
Tomatin	56
Tore	57
Tornagrain	58
Caithness & Sutherland	59
Strategic Infrastructure Improvements	60

Economic Development Areas	64
Other Areas	66
Ardgay	70
Bonar Bridge	71
Brora	72
Castletown	73
Dornoch	74
Edderton	75
Golspie	76
Halkirk	77
Helmsdale	78
Lairg	79
Lochinver	80
Lybster	81
Thurso	82
Tongue	83
Wick	84
West Highlands & Islands	85
Strategic Infrastructure Improvements	86
Economic Development Sites	88
Broadford	89
Dunvegan	90
Fort William	91
Gairloch	92
Glencoe	93
Kinlochleven	94
Kyle of Lochalsh	95
Kyleakin	96
Lochcarron	97
Mallaig	98
North Ballachulish, Glenachulish & South Ballachulish	99
Poolewe	100
Portree	101
Sleat	103
Spean Bridge & Roy Bridge	104
Staffin	105
Strontian	106
Uig	107
Ullapool	108

Highland Delivery Programme

The Delivery Programme sets out the infrastructure and other investment required to support the implementation of the Highland Council's local development plans. Currently, it is split into 3 colour coded sections for each of the existing area local development plan areas; i.e., Inner Moray Firth (IMF), Caithness and Sutherland (CAS) and West Highland and Islands (WEST). The initial section covers the Inner Moray Firth and together with the Deliverable Housing Land Pipeline (see IMF Pipeline worksheet below) forms the official Inner Moray Firth Local Development Plan 2 Delivery Programme.

When the forthcoming, single Highland Local Development Plan has reached "Proposed Plan" stage (scheduled for 2025/2026) we will produce and publish a single Delivery Programme for that Plan. It will be a spatial expression of the Council's Highland Investment Plan, the capital programmes of other public infrastructure agencies, and where developers will be asked to contribute to that investment. We are also considering the use of Masterplan Consent Areas as a tool for delivery within Highland. Further details are available via - https://www.highland.gov.uk/downloads/file/28858/masterplan_consent_areas_statement.

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

Links to Local Development Plans

Inner Moray Firth (IMF) - https://www.highland.gov.uk/info/178/development_plans/202/inner_moray_firth_local_development_plan

Caithness and Sutherland (CAS) - https://www.highland.gov.uk/info/178/development_plans/283/caithness_and_sutherland_local_development_plan

West Highland and Islands (WEST) - https://www.highland.gov.uk/info/178/development_plans/582/west_highland_and_islands_local_development_plan

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

- 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 Main Settlements.
- 4) Other Areas - sets out the actions for delivering growth in areas outwith the Main Settlements.

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


DCSG rates - these apply to schools where the Council forward funded improvements to capacity prior to the new standard education rates being applied. Details of the DCSG rates via https://www.highland.gov.uk/downloads/file/19530/dcsg_finalised_committee_version_august_2018

Standard Rates - Using the Learning Estate Investment Programme Metrics (LEIP) 2021, the Developer contributions Rates were approved by the Highland Council on 4th of May 2023 to establish a baseline costs for each of the various capacity bandings of Primary and Secondary Schools applicable to all types of projects.


Link to Council's Approved Report - https://www.highland.gov.uk/download/meetings/id/81487/item_16_developer_contributions


Link to Learning Estate Investment Programme Metrics (LEIP) 2021 -


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

 - Community Facilities

 - Transport

 - Schools

 - Water & Waste

 - Health

 - Development

 - Planning Policy

INNER MORAY FIRTH

DELIVERABLE HOUSING LAND PIPELINE

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

SITES WITH 25+ UNITS REMAINING – POSITION AS OF 1 JUNE 2024

No.	Settlement	Site / Land	LDP (usually IMF2) Site or Planning Application Reference(s)	Housebuilder / Developer	Landowner	Deliverability Factor										No. of Units & Overall Colour Rating	Numeric Overall Rating (1-7)
						a	b	c	d	e	f	g	h	i			
1	Inverness	Milton of Leys South	22/03219/PIP	Highland Housing Alliance	Hazeldene											400	3
2	Inverness	Milton of Leys Phase 10	INS06	Tulloch Homes	Tulloch Homes											100	2
3	Inverness	Druid Temple	INS03	Tulloch Homes	Tulloch Homes											155	1
4	Inverness	Wester Inshes Farm (South)	INS14	Upland Developments Ltd	Upland Developments Ltd											165	3
5	Inverness	Easterfield Farm	INE01 & 23/05890/MSC	Springfield Homes	Springfield Homes											112	3
6	Tain	Knockbreck	TNO6	Cairngorm Properties	Cairngorm Properties											250	4
7	Inverness	Chapelton Farm, Balloch	INE18	Highland Council & others	Highland Council											298	1
8	Inverness	Stratton	INE04 & INE06	Places for People, Barratts, THC	Hazeldene, Highland Council, Barratts											321	1
9	Inverness	Stratton	INE05, INE16, INE17	Hazeldene	Hazeldene, Highland Council											420	6
10	Inverness	Ness-side	INS09 & 17/02008/FUL	Tulloch Homes & others	Tulloch Homes & others											575	1
11	Inverness	Charleston	INW01	Robertson Homes & others	Robertson Homes											380	4
12	Inverness	Ness Castle	INS11 & INS12	TBC	Tyser Trustees											305	3
13	Nairn	Delnies, Nairn	n/a (NA6 in IMFLDP1)	Barratts	Barratts / Cawdor Maintenance Trust											300	3
14	Tornagrain	Tornagrain	TG01	Various	Moray Estates											4,668	6
15	Croy	Miller Road	CR02	Scotia Homes/TBC	Scotia Homes											50	4
16	Muir of Ord	Lochan Corr	MO01	Highland Council & others	Highland Council											86	3
17	Muir of Ord	South of Cairns	MO02	Tulloch Homes	Tulloch Homes											60	3
18	Conon Bridge	Riverford	CB06	Tulloch Homes	Tulloch Homes											75	3
19	Conon Bridge	Braes of Conon	CB04	Tulloch Homes	Tulloch Homes											160	3
20	Conon Bridge	Schoolhouse Belt	n/a (CB1 in IMFLDP1)	Tulloch Homes	Tulloch Homes											28	2
21	Evanton	Teandallon	EV01	HHA	Highland Council											100	1
22	Invergordon	Roskeean	n/a (IG4 in IMFLDP1)	Capstone Connect	Capstone Connect											66	3
23	Inverness	Milton of Culloden South	INE07	Springfield Homes	Springfield Homes & others											400	6
24	Inverness	Ashton, Cradlehall & East Seafield, Inverness	INE02, INE03, INE13, INE15	Various	Various (Highland Council, Munros, Hutcheson)											1,495	7
25	Inverness	Inshes Small Holdings	INS02	TBC	Executors of RF More Estate											101	7
26	Inverness	Earl's Gate, Slackbuie	INS07	Tulloch Homes & Cairn Housing Association	Tulloch Homes & Cairn Housing Association											165	1
27	Inverness	Torvean North	INW08	Highland Council	Highland Council											118	4
28	Kirkhill	Groam Farm	KH03	Tulloch Homes	Tulloch Homes											35	1
29	Kirkhill	Achnagairn	KH02	O'Brien Properties	O'Brien Properties											25	4
30	Beaully	Beaully Expansion Areas	BE01, BE04		Lovat Estate, Munro											430	5
31	Dingwall	Dingwall North	DW01, DW02, DW03	Various	Various											109	1
32	Evanton	Culcairn	n/a (EV3 in IMFLDP1)	TBC	Novar Estate											160	3
33	Alness	Whitehills,	AL03	Pat Munro	Pat Munro Homes											122	1
34	Alness	Dalmore	AL05	Albyn Housing Society	Albyn Housing Society											75	1
35	Tain	Surplus School Sites (Craighill PS & Tain Academy)	TN03 & TN04	TBC	Highland Council											140	5
36	Drumnadrochit	Drum Farm	DR03	Springfield Homes	Springfield Homes											75	1
37	Inverness	Knocknagael (Essich Road frontage)	INS18	TBC	Scottish Government (RPID)											100	7
38	Conon Bridge	Braes of Conon North (Phase 5B)	CB02	TBC / Tulloch Homes	Tulloch Homes											27	2
39	Inverness	Castlehill	INE11	TBC	HIE											125	6
40	Alness	Whitehills East	AL04	TBC	Pat Munro Homes											50	5
41	Tomatin	Tomatin North	TM02	TBC	Tomatin Estate											36	6
42	Tain	Burgage Drive	TN05	TBC	BKB Property											40	5
43	Hilton of Cadboll	Land at Primary School	SB01	TBC	Sangster Electrical Ltd											32	3
44	North Kessock	Bellfield Farm	NK01	Robertson Homes	Broadland Properties Ltd											80	5
45	Nairn	East of Retail Park	NA05	TBC	Ziran Land Ltd											40	5
46	Nairn	Achareidh	NA01	TBC	Gordon Family											30	7
47	Nairn	Sandown	NA04	TBC	Nairn Common Good Fund											100	7
48	Munlochy	Hillpark Brae	ML01	Pat Munro Homes	Pat Munro Homes											32	2
49	Kirkhill	Birchbrae Drive	KH01	TBC (Prestige Properties Highland Ltd interest)	Colin & Moureen MacMillan											25	4
50	Kiltarlity	Glebe Farm (Phase 2)	KT01	TBC	Ian Ferguson											26	4
51	Inverness	Shore Street, City Expansion Site	INC05	TBC	Various											200	5

SUMMARY TABLE & YEARS SUPPLY* CONTRIBUTION

Total Units for "1" Sites	Total Units for "2" Sites	Total Units for "3" Sites	Total Units for "4" Sites	Total Units for "5" Sites	Total Units for "6" Sites	Total Units for "7" Sites	Total All Units
2,279	187	2,014	1,104	1,884	5,679	2,258	15,405
3.1	0.3	2.7	1.5	2.5	7.6	3.0	20.7

CUMULATIVE TOTALS & YEARS SUPPLY*

Total Units for "1" Sites	Total Units for "1-2" Sites	Total Units for "1-3" Sites	Total Units for "1-4" Sites	Total Units for "1-5" Sites	Total Units for "1-6" Sites	Total Units for "1-7" Sites	Total All Units
2,279	2,466	4,480	5,584	7,468	13,147	15,405	15,405
3.1	3.3	6.0	7.5	10.0	17.6	20.7	20.7

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

DEFINITION OF DELIVERABILITY FACTORS

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

OVERALL RATING DEFINITION

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

STRATEGIC INFRASTRUCTURE IMPROVEMENTS

Strategic Infrastructure Improvements						
ACTIONS		TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	DELIVERY	Latest Update
Type	Action					
Transport	A9 Dualling Perth to Inverness Phased upgrading of road from single to dual carriageway	Phased programme of schemes up to the end of 2035.	£3.7 Billion (2023 prices)	Transport Scotland	A new Delivery Plan for the A9 was announced in Parliament in December 2023. The Tomatin to Moy 9.6km £184.7M section contract was awarded in July 2024 and the section to be open by the end of 2027. The remaining sections within Highland are expected to be dualled between 2033 and 2035. Full details via https://www.transport.gov.scot/projects/a9-dualling-perth-to-inverness/programme-details/#75915	Jul-24
	A96 Dualling Inverness to Aberdeen Phased improvements to the existing A96 including Nairn Bypass	Previously stated as a phased programme over period to 2030.	£3 Billion	Transport Scotland	Orders for the A96 Dualling inverness to Nairn (including Nairn Bypass) scheme made and came into force on 12 March 2024. Subject to there being no legal challenge to the Court of Session then land acquisition could commence in 2024. Full details of the Orders via https://www.transport.gov.scot/publication/made-road-orders-and-compulsory-purchase-order-a96-inverness-to-nairn-including-nairn-bypass/ The wider scheme outwith Highland is subject to a review by Scottish Government.	Jul-24
	Aberdeen to Inverness Rail Improvements Project Enhanced commuter services into each city	Phased programme	£330m Aberdeen - Inverness Rail Improvements Project. £42m Inverness Airport Station	Transport Scotland, Network Rail, Rail Operators, HiTrans, THC	The new Inverness Airport station opened in February 2023	Jul-24
	Inverness to Perth Highland Mainline Rail Improvements Project Upgrading the Highland Line between Perth and Inverness via adding passing loops, increasing line speeds, electrification and/or new(er) rolling stock. Particular aim to increase freight use of line and to decarbonise travel.	Ongoing programme aiming to deliver 2 hours 45 minutes journey time to Central Belt	TBC	Transport Scotland, Network Rail, Rail Operators	No funding commitment in Scotland Government Programme for Government ("Equality, Opportunity, Community") April 2023 which covers the period up to May 2026. Feasibility work ongoing.	Mar-24
	Inverness West Link Connection between southern distributor road and the A82. Stage 1 is connection between Dores Roundabout and A82, Stage 2 involves additional crossing of canal.	Phased programme up to 2021	£43.352M	THC, Developers, Landowners	Stage 1 complete and opened to the public in Dec 2017, Stage 2 complete and opened to the public in May 2021. Mobility Hub implemented at Torvean in 2024.	Mar-24
	East Link and Inshes Corridor East Link (A9/A96 Inshes to Smithton Link Road): Construction of new link road between A96 Smithton Roundabout and A9 Inshes Junction, addition of southbound lane on A9 between Raigmore and Inshes Junction and additional lanes on Inshes Overbridge. Inshes Corridor: Reconfiguration of Inshes Junction and associated changes to surrounding road network.	<u>A9/A96 Inshes to Smithton: Orders made in 2024 but firm construction timetable TBC.</u> <u>Inshes corridor: Additional overbridge lane completed September 2018. THC Capital Programme commitment of £9.9M for road orders and construction works over period 2024-2029.</u>	Total: £41.5M A9/A96 Inshes to Smithton: £25-35M (at 2015 prices excl VAT) Inshes Corridor: £9.9M	Transport Scotland; THC, Developers, Landowners.	A9/A96 Inshes to Smithton Scheme: Road Orders made in May 2024 and came into force in June 2024. Construction anticipated 26/27 - 27/28. Inshes Corridor Scheme given THC Capital Programme commitment of £9.9M for period 2024-2029 at meeting of June 2024.	Jul-24
	A9/A82 Longman Junction Improvement Scheme Grade separation of the A9/A82 at Longman Roundabout	Detailed development and assessment of the preferred option for the A9/A82 Longman Junction scheme continues and will culminate in the publication of draft Orders and an Environmental Impact Assessment Report. Delivery of the proposed scheme can only commence if approved under the relevant statutory procedures and thereafter a timetable for delivery can be determined.	£85-95M (DMRB Stage 2 options assessment cost estimate at Q3 2018 prices excl VAT).	Transport Scotland, THC	Initial options presented to public in May 2018. Preferred option identified and presented at exhibitions in June 2019. DMRB Stage 3 assessment process ongoing. Draft Orders and an Environmental Impact Assessment Report are the next stage. THC have submitted formal Change Request for the City-Region Deal with proposed changes relating to the Longman scheme and Corran Ferry. Outcome of Change Request yet to be confirmed.	Jul-24
A9 North Kessock to Tore - Improvements identified within Transport Scotland's A9 Tore to North Kessock Study	Initial development at Tore roundabout ongoing. Timescale for these, and other options in the corridor are TBC.	To be confirmed	Transport Scotland, Developers, THC (possibly)	A number of potential options were identified for Tore roundabout and Munloch (B9161) junction within the North Kessock to Tore corridor. Design work for signalisation/active travel improvements at Tore are ongoing (subject to successful resolution of objections to speed limit proposal). Any significant improvements at Munloch junction (roundabout, grade separation) would require developer funding as these are likely to be outwith the scope of existing casualty reduction budgets.	Jul-24	
Utilities	Enhanced High Voltage Electricity Network Delivery of an enhanced high voltage electricity transmission grid to meet national targets for electricity generation, climate change targets and security of energy supplies	2024-2030+	£20B	OFGEM, SSEN Transmission, Other Transmission Network Owners and Operators	New overhead lines, substations and subsea links. Full details of SSEN Transmission projects via https://www.ssen-transmission.co.uk/projects/2030-projects/	Mar-24
	Next Generation and Superfast Broadband Delivery of improved digital connectivity	The North Lot Contract for the R100 Broadband Scheme is expected to be complete by March 2028.	Next Generation: £146M (across whole of HIE area) Superfast: TBC	Scot Gov, HIE, BT, Other Public Sector Bodies	Roll out of "superfast" (minimum 30Mb/s speed) has reached 86% of premises in Highlands and Islands. In terms of fibre to the premises (1Gb/s capable speeds), as of November 2023, within the R100 North Lot Area (approximately comprising Highland plus Argyll and Bute, Aberdeen City & Shire, Angus, Stirling, Dundee and the Islands councils areas) 14,712 premises had been connected. A further 60,764 premises were contracted for future delivery.	Mar-24
	Local Access to Full Fibre Network Partnership bid to the UK Government's Local Full Fibre Network (LFFN) programme for £4.7m funding to provide full fibre networks in Inverness Fort William Wick and Thurso.	2018-2022	£7.7M plus £24.5M private finance	UK Government, THC, NHS Highland, UHI, HIE, NatureScot	Provision of 1Gb/s speeds to schools and other public sector sites (152 in total) . Project completed in March 2022. Cityfibre also committed £24.5M of private investment to expand the Inverness full fibre network as a commercial service.	Mar-22
	Upgrading Water Quality Glencorvint Water Treatment Works – capital maintenance undertaken at service reservoirs to ensure continued high water quality and security of supply	TBC	TBC	Scottish Water	No published progress to date.	Mar-24
	Additional Water Storage Capacity Assynt Supply System – tripling of storage capacity to reduce risk of service disruption	TBC	TBC	Scottish Water	No published progress to date.	Mar-24
	Strategic Water Supply Capacity Augmentation of Inverness and A96 Corridor water supply. New Loch Ness Regional Water Treatment Works to serve Invermoriston and Fort Augustus	Ongoing	TBC	Scottish Water	Augmentation of Loch Ashie Water Treatment Works via pumped water from Loch Ness investigated in 2019 but no scheme progressed to date. Scheme at Invermoriston completed in 2023.	Mar-24

	Strategic Waste Water Treatment Capacity New, high capacity waste water treatment works at Ardersier to serve wider catchment	2017-2041	£5M for first phase works	Scottish Water	New underground pipeline from new developments at Tornagrain, Inverness Airport and Castle Stuart completed in 2017. Existing Ardersier sewage works upgrade completed 2017. New/expanded sewage works completed between 2019 and 2022.	Mar-24
Other	New Highland Prison 200 inmate capacity	2019-2026	£209M	Scottish Government	Expected to be operational by end of 2026. Will double present capacity of existing Porterfield, Inverness prison.	Apr-24

STRATEGIC EMPLOYMENT SITES

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

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

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

OTHER AREAS

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

Community Facilities	Contin	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and DDA compliant facilities throughout	All housing development within Dingwall Academy catchment.	2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Community Facilities	Cawdor	Nairn Leisure Centre - Expansion to provide dance studio and changing village.	All housing development within Nairn Academy catchment to contribute towards eligible components of the project.	2023/24	£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Cawdor	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract Sportscotland funding	None.	2027	£39.1M	THC, HLH, Scot Gov	Included as part of the THC 2021 capital programme review.
Schools	Cawdor	Cawdor Primary - 1 Classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates	TBC	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.

Transport	Cawdor	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	Cawdor	B9090 road improvements to accommodate allocated development sites	Allocations CD3 to CD10 to contribute.	In parallel with development	Not known	Developers, THC	TA required to identify necessary improvements to B9090
Community Facilities	Inchmore	Charleston Academy, Charleston Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per SportScotland guidelines)	All housing development within Charleston Academy Catchment. New standard contribution rate applies for new applications received post 4 May 2023.	2024/25		THC, HLH	
Schools	Inchmore	Charleston Academy - expansion	All housing developments within the school catchment are required to contribute at standard rates.	2024-2035	Total cost £14.524M	THC, HLH	Feasibility work continues. £1.5M identified in THC Capital Programme 2024/2029.
Schools	Inchmore	Kirkhill Primary School - expansion	All housing developments within the school catchment are required to contribute at standard rates.	TBC	TBC	THC	No scheme currently identified in THC Capital Programme 2024/2029.

Transport	Inchmore	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance. Assumed £1,000 contribution rate per house	Ongoing	TBC	THC, developer	Feasibility stage
Transport	Inchmore	New and/or improved junctions from A862 from development sites	Development on former site allocations IC1 and IC2 in 2015 IMFLDP required to contribute. Assumed £1,000 contribution rate per house.	In line with development proposals for the site	Not known	Developers	No progress
Transport	Carrbridge	U2239 Slugain Burn Bridge Replacement (part of re-wilding)	Cairngorm National Park led and funded with only £30k funding by THC	2024-2026	Not known	Cairngorm National Park	Design
Transport	Grantown on Spey	C11520020 Spey Bridge Cromdale - assessment and repairs		2026-28	Not known	THC	Design. Structures Team Alness
Transport	Strathcarron	A890 Strathcarron Bridge - study to determine repairs or replacement		2026-27	£1.1M	THC	Design. Structures Team Alness

ALNESS

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
ALNESS															
HLA	Crosshills	Alness_AL1		0	1	0	10	10	5	50	76				
	Obsdale Road	Alness_AL10		0	0	10	10	10	37	0	67				
	Whitehills	Alness_AL2		10	10	10	10	10	50	14	114				
	Achnagarron South	Alness_AL3		0	0	0	0	0	0	0	0				
	Ask Munros	Alness_AL4		0	0	0	0	0	0	0	0				
	Ongoing - conditions Ask Albyn when likely	Alness_AL5		4	14	10	10	10	22	0	70				
	Whitehills South Site	Alness_AL6		0	0	10	10	10	43	0	73				
	John McHardy?	Alness_AL7		0	0	0	0	0	0	0	0				
	Willowbank Park	Alness_AL8		0	1	1	1	2	12	0	17				
TOTAL				14	26	41	51	52	169	64	417				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Alness Burial Ground	No Contributions required										2024-2026	£130K identified in THC Capital Programme 2024/2025	THC	Site acquisition in 2024
Community Facilities	Averon Leisure Centre - Expand and upgrade fitness suite and provision of fitness studio.	All housing development within Alness Academy catchment.	New indoor community facility contribution rate used for forecasting									2028	£450k	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Bridgend Primary - expansion	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Coulhill Primary - expansion	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Obsdale Primary - expansion	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.

Schools	Alness nursery provision - expansion required. Delivered either in association with existing primary schools or as a new separate Early Learning annexe within the town.	None - No developer contributions required at present.	None - No developer contributions required at present.									TBC	TBC	THC	Options currently being assessed by the Council. This could be provided through enhancing and extending the existing HLH facilities in the Averon Leisure Centre.
Schools	Alness Academy	None - No developer contributions required at present.	None - No developer contributions required at present.												
Transport	Alness and Invergordon Active Travel Masterplan Action 1 - B817, between Invergordon and Alness from Woodsdie Gardens to Teaninich Avenue Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	AL06, AL08, AL11, AL12, AL16, IG03, IG04, IG05	Assumed contribution rate of £1,000 per house.									Ongoing	£2,000,000 - £4,000,000	THC	https://www.highland.gov.uk/downloads/file/24974/alness_and_invergordon_active_travel_masterplan_issue
Transport	Alness and Invergordon Active Travel Masterplan Action 2 - Birch Road, Old Milnafua Road and Obsdale Road, between Achnagarron and High Street. Segregated active travel infrastructure where possible, including safe crossing points at desire lines. Quiet streets potential where vehicle flows are low.	AL04, AL05, AL07, AL19, AL20	Assumed contribution rate of £1,000 per house.									Ongoing	£500,000 - £1,000,000	THC	https://www.highland.gov.uk/downloads/file/24974/alness_and_invergordon_active_travel_masterplan_issue
Transport	Alness and Invergordon Active Travel Masterplan Action 3 - A9, between Averon River Path and Alness Point Business Park Segregated active travel infrastructure where possible, including safe crossing points at desire lines	AL10	Assumed contribution rate of £1,000 per house.									Ongoing	£240,000 - £460,000	THC	https://www.highland.gov.uk/downloads/file/24974/alness_and_invergordon_active_travel_masterplan_issue
Transport	Old Milnafua Road upgrades and footways to be provided	On-site delivery for sites AL2-4 and AL6 where appropriate. Alternatively, financial contributions will be required.	Assumed contribution rate of £1,000 per house.									In parallel with development	Not known	Developers, THC	
Transport	Averon Footbridge - refurbish or replace structure. If replacing, a wider bridge may be provided to support the active travel scheme.	None	None			Completion						2024-26	£360,000		Design stage
Transport	Lealty Bridge - replace existing deteriorated bridge on U1990 Boath Road	None	None			Completion						2024-26	£330,000		Design stage

ARDERSIER

ACTIONS			y									TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
Ardersier															
HLA	Station Road	Ardersier_AR3	0	0	0	0	0	10	0	10					
	Milton of Connage Farm	Ardersier_AR4	0	0	0	0	0	0	0	0					
	South of Cromal Terrace	Ardersier_AR5	0	0	0	0	0	0	0	0					
	TOTAL			0	0	0	0	0	10	0	10				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2.	Sports facility rate specified in Inverness East Development Brief.								Unknown	Cost estimate of £4.7M	THC, UHI, HIE, HLH	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.	
Schools	Ardersier Primary School - expansion	All housing developments within the school catchment.	DCSG rates, as front-funded								Complete	Complete	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues	
Schools	Culloden Academy - redevelopment including new synthetic pitch Future new school at Inverness East (including land acquisition) and potential new school at Tornagrain	All housing developments within the school catchment.	DCSG rates, as front-funded								Phased redevelopment. Funding for new synthetic playing field 2024/25. Timescales for other elements unknown	£3.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH, Developers	13 temporary classrooms delivered 2021/22.	
Transport	Ardersier Path	All housing developments within the school catchment.	Assumed contribution rate of £1,000 per house.								Unknown	Listed but unfunded in 2024-2029 THC Capital Programme	THC	TBC	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution rate of £1,000 per house.								Ongoing	TBC	THC, developer	Ongoing	

Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Assumed contribution rate of £200 per house.									Ongoing	Up to £4.785M	THC, Developers, Landowners	Ongoing
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AULDEARN

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

AVOCH

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

BEAULY

ACTIONS			y									TIMESCALES	COST and FUNDING	DELIVERY		
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status		
BEAULY																
HLA	Behind Fire Station	Beauly_BE1	10	10	10	10	11	94	94	239						
	Curling Pond/Cnoc na Rath Field	Beauly_BE2	0	0	0	0	0	93	92	185						
TOTAL			10	10	10	10	11	187	186	424						
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status		
Community Facilities	West Inverness, Charleston Academy, Charleston Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per sportscotland guidelines)	All housing development within Charleston Academy Catchment.	Standard community facility rates.								2024/25	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.		
Schools	Beauly Primary - refurbishment and possible future expansion.	All housing developments within the school catchment are required to contribute.	Standard Rates.								£800,000 in THC Capital Programme for 2024/2029.	THC, Scot Gov	TBC	Limited physical improvements undertaken in 2023.		
Schools	Charleston Academy - expansion	All housing developments within the school catchment are required to contribute.	Standard Rates.								2024-2035	Total cost £14.524M	THC, HLH	Feasibility work continues. £1.5M identified in THC Capital Programme 2024/2029.		
Transport	Beauly Link Road - Completion of road through development sites	Direct developer provision through and to boundaries of sites BE01, BE03 and BE04.	No contributions required								In parallel with development	Not known	Developers	Part delivered.		
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution rate of £1,000 per house.								Ongoing	TBC	THC, developer			

CONON BRIDGE

ACTIONS				y								TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
CONON BRIDGE															
HLA	Druthy Duck	18/03735/PIP		0	0	8	8	0	0	0	16				
	Schoolhouse Belt	Conon Bridge_CB1		0	0	14	14	0	0	0	28				
	Braes of Conon South	Conon Bridge_CB2		0	0	0	0	10	50	55	115				
	Pescanova Factory Site	Conon Bridge_CB3		0	0	0	0	0	36	36	72				
	Braes of Conon North	Conon Bridge_CB4		10	17	0	0	0	0	0	27				
	Riverford	Conon Bridge_CB5		0	0	0	20	25	0	0	45				
		TOTAL		10	17	22	42	35	86	91	303				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Maryburgh Amenities Centre Redevelopment - Enhance current community facilities including reuse of former school site.	All housing sites within Dingwall Academy catchment require to contribute towards community facilities as identified in the IMFLDP settlement text.	New standard contribution rate applies for new applications received post 4 May 2023.									2021 onwards	£762K	Maryburgh Amenities Company Ltd, THC	Business plan for the redevelopment project was finalised in May 2017. Currently finalising proposals and exploring funding options.
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and with inclusive facilities throughout	All housing development within Dingwall Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.									2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Ben Wyvis Primary School	All housing developments within the school catchment are required to contribute towards expansion costs.	Standard rates.									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Dingwall Academy	No capacity issues therefore contributions not required.	Currently not required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed contribution of £1000 per house									Ongoing	TBC	THC, developer	

Transport	Active travel connection between Muir of Ord and Conon Bridge	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2.	Assumed contribution of £1000 per house									Not known	£1.9M	THC, Developers, Landowners	Feasibility study prepared in 2017
Water & Waste	River Conon Flood Defence Improvements	Land safeguard CB03 and CB05	Previous rate of £1,600 established									2021-2023	£840k (£691K identified in THC Capital Programme Dec 2021)	THC	Planning permission granted, subject to flood scheme works, for development on CB3.

CROMARTY

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

CULBOKIE

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

DINGWALL

ACTIONS			y									TIMESCALES	COST and FUNDING	DELIVERY			
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status			
DINGWALL																	
HLA	Station Road	08/00486/FULRC	0	0	0	0	0	0	0	0	0						
	DW1 Dingwall North	Dingwall_DW1	0	0	0	0	0	0	0	0	0						
	DW2 Dingwall North	Dingwall_DW2	0	0	2	2	2	11	11	28	28						
	DW3 Dingwall North	Dingwall_DW3	0	37	0	0	20	47	0	104	104						
	DW4 Dingwall North	Dingwall_DW4	0	0	0	0	0	0	0	0	0						
	DW5 Dingwall North	Dingwall_DW5	0	30	4	4	0	0	0	38	38						
	Land Opposite Sherriff Court	Dingwall_DW6	0	0	2	2	2	4	0	10	10						
	TOTAL		0	67	8	8	24	62	11	180							
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status		
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and with inclusive facilities throughout	All housing development within Dingwall Academy catchment. £1,042,680 in expected Developer Contributions	New standard contribution rate applies for new applications received post 4 May 2023.									2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.		
Community Facilities	Dingwall North. Two new multi use games areas to be provided within Dingwall North.	All housing within Dingwall North (sites within active travel distance of residential allocations DW01 - DW03 as shown in IMFLDP2). £320,736 in expected Developer Contributions	Last rates of £1,230 used for forecasting									TBC	TBC	THC, Developers, HLH	Collection of developer contributions ongoing in line with Dingwall Developer Contributions Protocol. Standard DCSG community facility rate of £1,019 (Q2 2018) applies.		
Schools	St Clements Special School - Replacement of existing school		Currently, no contribution required.									2021-2029	£12.15M but only £500,000 identified in THC Capital Programme 2024/2029	THC, Scot Gov	Discussions regarding new site acquisition.		
Schools	Dingwall Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.														
Schools	Dingwall Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.														
Transport	Road and active travel improvements to facilitate the delivery of some of the otherwise constrained housing development	Site allocations DW1 to DW5 as shown in IMF LDP required to contribute.	Assumed contribution rate of £1,000 per house.									expected completion 2022		Junction improvements at County Buildings completed 2015. Later phases expected completion by 2022	£822K identified in THC Capital Programme Dec 2021	THC, Developers	Collection of developer contributions ongoing in line with Dingwall Developer Contributions Protocol.

Transport	Dingwall Active Travel Audit Action 1 - Segregated AT infrastructure where possible including safe crossing points at desire lines between the A834 Strathpeffer Road and Old Evanton Road (via Docharty Road and St Andrews Road). Route passes through Dingwall North housing developments.	Development sites DW02 and DW03. Alternative DW11.	Assumed contribution rate of £1,000 per house.									ongoing	Estimated project cost £1-2M	THC	
Transport	Dingwall Active Travel Audit Action 2 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on Tulloch Avenue and Tulloch Castle Drive. Route connects Dingwall North Housing with schools, leisure centre and A862. Tulloch Avenue is on the National Cycle Network (NCN).	Development site DW02.	Assumed contribution rate of £1,000 per house.										Estimated project cost £280,000 to £530,000	THC, Sustrans (NCN Team)	
Transport	Dingwall Active Travel Audit Action 3 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on the A862 through Dingwall. Provides links with Key Trip Generators; Town Centre Shops, places of employment, supermarket, High School, etc. Part of the route is on the NCN.	Development sites DW05, DW06 and DW07.	Assumed contribution rate of £1,000 per house.									Ongoing	Estimated cost £1,400,000 to £2,600,000	THC, Sustrans (NCN Team)	
Transport	Dingwall Active Travel Audit Action 4 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on Tulloch Street, High Street and Station Road. Link through Town Centre and main bus and railway stations. Part of the route is on the NCN.	Development sites DW05, DW06 and DW07.	Assumed contribution rate of £1,000 per house.									Ongoing	Estimated cost £400,000 to £750,000	THC, Sustrans (NCN Team)	
Transport	Dingwall Active Travel Audit Action 5 - Deliver high quality public realm including secure cycle parking, seating, parklets and other active travel amenities on the High Street between the A862 (Newton Road) and Tulloch Street.	Development site DW06.	Assumed contribution rate of £1,000 per house.									Ongoing	Estimated cost £180,000 to £230,000	THC	
Transport	Dingwall Active Travel Audit Action 6 - Deliver segregated active travel infrastructure where possible including safe crossing points at desire lines on the A834 through Dingwall. Provides links to residential site, industrial estates and Town Centre.	Development site DW09.	Assumed contribution rate of £1,000 per house.									Ongoing	Estimated cost £600,000 to £1,200,000	THC	
Transport	Dingwall Active Travel Audit Actions 7-10 and Action 12 - Deliver small AT improvements in a variety of locations in Dingwall; crossings, footway improvements, cycle parking, etc.	All applications of 4 or more houses (or non-housing equivalent) within the Dingwall SDA.	Assumed contribution rate of £1,000 per house.									Ongoing	Small projects varying from £5000 to £450,000 with a total cost estimate of about £900,000 to deliver all actions.	THC	

Water & Waste	River Peffrey Flood Protection Scheme	Scheme required but currently unfunded commitment in THC Capital Programme 2024/2029	No contributions required									2024-2028	£1.237M	THC, Scottish Government	Scheme required but currently unfunded commitment in THC Capital Programme 2024/2029
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DORES

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

DRUMNADROCHIT

ACTIONS		y										TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
DRUMNADROCHIT															
HLA	Easter Milton	Drumnadrochit_DR1	0	0	0	0	0	0	0	0	0				
	North of Cnocan Burra Burial G	Drumnadrochit_DR2	0	0	0	0	0	0	0	0	0				
	Land at West Lewiston	Drumnadrochit_DR3	1	1	0	0	0	0	0	0	2				
	Drum Farm	Drumnadrochit_DR5	0	20	20	20	20	13	0	93					
	Adjacen to Co-Op	Drumnadrochit_DR6	10	10	10	10	3	0	0	43					
	TOTAL		11	31	30	30	23	13	0	138					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities															
Schools	Glenurquhart Primary School	All housing developments within the school catchment are required to contribute towards expansion costs.	DCSG rates, as front-funded									TBC	TBC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Glenurquhart High School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	A831 Bridges - repair and refurbishment of 4 bridges on the A831 in Glenurquhart		No Contributions required									2024	£960,000	THC	Contract awarded June 2024. Works expected 2024.
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Water & Waste	Drumnadrochit Flood Prevention Scheme (River Enrick FPS/NFWMS)	Safeguards development potential of allocation DR04.	No Contributions required									2019-2022	£3.111M	THC, Scot Gov	Scheme completed in September 2022.

EVANTON

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

FORT AUGUSTUS

ACTIONS		y										TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
FORT AUGUSTUS															
HLA	Telford Centre	19/04138/FUL	3	3	0	0	0	0	0	0	6				
	Markethill	Fort Augustus_FA1	0	0	0	0	0	0	0	0	0				
	South of Church Road	Fort Augustus_FA3	0	0	0	0	0	0	0	0	0				
	TOTAL		3	3	0	0	0	0	0	0	6				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities															
Schools	Kilchuimen Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Kilchuimen Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.								Ongoing	TBC	THC, developer		
Transport	Foyers Bailey Bridge Repairs		No Contributions required								2027	£150,000		Not started. Structures Team Alness	
Transport	Loch Arkaig Bridge Deck Replacements		No Contributions required								2024			Bridge deck replacements by third party	
Transport	Car Parking / Active Travel Improvements	Part of development of allocation FA02.	No Contributions required								2021/2022	Not known	THC	Village centre car park expanded and improved in 2021-2022.	

FORTROSE & ROSEMARKIE

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

INVERGORDON

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

INVERNESS CITY

ACTIONS												DELIVERY				
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
INVERNESS																
HLA	Behind Service Point	17/04750/FUL		2	0	0	0	0	0	0	2					
	Above Simpsons	18/05593/PIP		3	0	0	0	0	0	0	3					
	Balloch	19/04213/PIP		0	49	0	50	0	125	74	298					
	Haven Murray Road	19/05349/FUL		3	0	0	0	0	0	0	3					
	Keith or John K	19/05612/FUL		2	2	0	0	0	0	0	4					
	99 Church Street	20/00748/FUL		10	0	0	0	0	0	0	10					
	Clachnaharry Quarry	Inverness City_IN19		0	0	0	0	0	0	0	0					
	Prison Site	Inverness City_IN2		0	0	0	0	0	30	0	30					
	Westercraigs 6	Inverness City_IN20		30	47	0	0	0	0	0	77					
	B&M Stores Building	Inverness City_IN21		0	0	0	0	0	0	30	30					
	HQ	Inverness City_IN22		0	0	0	0	0	0	0	0					
	Old Hospital	Inverness City_IN23		0	0	0	0	0	0	0	0					
	Torvean	Inverness City_IN24N		37	37	35	0	30	40	210	389					
	Ness-side	Inverness City_IN24S		75	75	75	75	75	318	0	693					
	Ness Castle	Inverness City_IN35		85	50	100	100	82	0	0	417					
	Earl's Gate	Inverness City_IN40		30	30	30	30	2	0	0	122					
	Thistle Road	Inverness City_IN44		6	0	0	0	0	0	0	6					
	Wester Inshes Farm (south)	Inverness City_IN46		0	0	0	30	30	35	0	95					
	Inshes Small Holdings (North)	Inverness City_IN47		0	0	15	40	40	5	0	100					
	North East of Academy St	Inverness City_IN5		0	0	0	0	0	0	0	0					
	Druids Temple	Inverness City_IN50		30	30	30	30	35	0	0	155					
	Milton of Leys 10	Inverness City_IN52		0	30	50	20	0	0	0	100					
	East of Culcabock Avenue	Inverness City_IN55		0	0	12	12	0	0	0	24					
	Drummond Hill	Inverness City_IN57		0	18	20	0	0	0	0	38					
	East of Milton of Leys Primary School	Inverness City_IN59		5	6	24	0	0	0	0	35					
	Bridge St	Inverness City_IN6		0	0	0	0	0	0	35	35					
	Cameron Barracks	Inverness City_IN7		0	0	0	0	0	0	0	0					
	Easterfield Farm	Inverness City_IN74		0	0	8	55	50	17	0	130					
Stratton Lodge	Inverness City_IN77		0	0	0	15	10	0	0	25						
West of Castlehill Road	Inverness City_IN82		0	0	0	0	0	17	0	17						
Ashton	Inverness City_IN83		0	0	0	0	50	250	250	550						
Stratton	Inverness City_IN84		68	68	0	0	50	250	250	686						
Milton of Culloden	Inverness City_IN85		0	0	0	20	50	250	55							
TOTAL				386	442	399	457	454	1087	849	4074					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities	Central Inverness, Millburn Academy - Expansion to provide new larger fitness room, fitness studio for classes and changing facilities.	N/A	No contributions required									TBC	TBC	HLH, THC		
Community Facilities	Central Inverness, Spectrum Centre - Condition improvements.	N/A	No contributions required									TBC	TBC	HLH, THC		
Community Facilities	East Inverness, Culloden Academy - Improved sports facility to be incorporated within major extension/new school. New Fitness Suite and change of use of the existing fitness suite to spinning studio/ personal training area.	N/A										TBC	Cost of £450K	THC, HLH		
Community Facilities	East Inverness, New District park in Inverness East with recreation and sports facilities; biodiversity improvements and natural flood management	All housing development within the 'East Inverness' Settlement Development Area (as defined by Page 34 of the IMFLDP Inset Map) at the rate specified in the Inverness East Development Brief.	Rate specified in Inverness East Development Brief.									Dependent on the rate of development	TBC	Developers, HLH, THC, Community Association	Laying out of park by THC, furnishing with equipment by Community Association	
Community Facilities	Inverness East Sports Facility	All housing development within East Inverness Inset Map and/or Culloden Academy Catchment in IMFLDP2	Sports facility rate specified in Inverness East Development Brief									TBC	Cost estimate of £4.7M	THC, UHI, HIE, HLH, sportscotland	Planning permission granted May 2023 for full size 3G sports pitch, carparking, fencing and floodlighting. Land reserved within site for future changing facilities as and when funding becomes available. Currently on hold.	

Community Facilities	Allotments/ Growing Space Delivery in locations identified in Masterplan from Inverness East Development Brief	Direct developer provision	No contributions required								Ongoing	Developers	Developers	Planning applications submitted within sites identified to potentially include allotments
Community Facilities	South Inverness, Hilton Community Centre - Expansion of fitness room, fitness studio for classes and changing facilities.	All housing development within Inverness Royal Academy Secondary School Catchment.	New standard contribution rates.								2028	£2M	HLH, THC	Business case and drawings prepared.
Community Facilities	South Inverness, Inshes District Park - COMPLETE	As per Inshes and Milton of Leys Development Brief.	Current contribution rate of £2370 per house used for forecasting										THC	
Community Facilities	Inverness Crematorium and Kilvean Cemetery	N/A	No contributions required								2021-2023	£1.2M identified in THC Capital Programme 2024-2026.	THC	TBC
Community Facilities	West Inverness, Charleston Academy, Charleston Community Campus - Expansion to provide enhanced community facilities over and above standard community facilities associated with new school (as per Sport Scotland guidelines)	All housing development within Charleston Academy Catchment.	New standard contribution rates.								2024/25	TBC	THC, HLH	Prioritised to be delivered within the HLH 10 year capital programme.
Community Facilities	Bught Park - New sports pavilion, refurbishment of stadium, and replacement changing rooms.	N/A	No contributions required								2024-2025	£9.6M	HLH/HC/Camanachd Association/Government	Under construction - planned for completion March 2025
Community Facilities	Northern Meeting Park - new community pavilion, refurbishment of grandstand and improved access.	N/A	No contributions required								2024-2025	£5.9M	HLH/HC/Government	Under construction - planned for completion December 2024
Community Facilities	Regional Sports facilities - New indoor tennis centre and indoor athletics training provision - Delivered as part of a wider Strategic sports plan for the Highlands	All housing development within High School Catchment and Torvean and Ness-side Development Brief	New standard contribution rates.								TBC	£3.8M	HLH, Tennis Scotland, Sport Scotland, LTA	Business case prepared. Agreement to submit outline funding bid to Transforming Scottish Indoor Tennis Fund (TSIT) by November 2018. Stage 1 application has been submitted to TSIT fund and developing toward to a Stage 2 application. Possibility of a phased approach with the initial provision of over-roofing an existing tennis facility, combined with the provision of an indoor athletics training area.
Community Facilities	Inverness Leisure Centre - Development of extended fitness and strength and conditioning facilities, additional fitness studios for classes and internal reconfiguration to permit business growth and meet growing demand from west link developments.	All housing development within High School Catchment.	New standard contribution rates.								2022/23	£3M identified in THC Capital Programme Dec 2021	HLH, THC	Prioritised to be delivered within the HLH's 3 year capital programme. Critical for business growth, to meet the existing and growing demand from the west link developments
Schools	Dochgarroch Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.								TBC	THC	THC	
Schools	Muirtown Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.								TBC	THC	THC	
Schools	Kinmylies Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.								TBC	THC	THC	
Schools	Charleston Academy - phased redevelopment to from new campus with nursery, primary (replacement Kinmylies ELC and PS) and secondary school, including additional capacity	All housing developments within the school catchment	Standard rates.									£1.5M in THC Capital Programme 2024/25 - 2028/29	THC, HLH	Planning applications for phased redevelopment of Charleston campus and new nursery submitted 2023
Schools	Balloch Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.								TBC	THC	THC	
Schools	Cradlehall Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.								TBC	THC	THC	
Schools	Duncan Forbes Primary School	All housing developments within the school catchment are required to contribute towards expansion costs.	Standard rates.								TBC	THC	THC	The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Smithton Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.								TBC	THC	THC	

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

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

Transport - Active Travel	Action 15 - Schools Street Initiative on Drummond Road and king Street.	Preferred - IN25										Ongoing	£18K - £36K	THC	
Transport - Active Travel	Action 16 - Active Travel Improvements on Ardross Terrace	Preferred - IN69										Ongoing	TBC	THC	
Transport - Active Travel	Action 17 - Minor Improvements on Ness Walk and Huntly Street; signage, wayfinding, removal street clutter and parking reallocation.	Preferred - IN69-70										Ongoing	£60K to £80K	THC	
Transport	Inverness Lorry Park - car parking / active travel											2021/22	£154K identified in THC Capital Programme Dec 2021		
Transport	Inverness Rail Station Masterplan-Major redevelopment of Inverness Rail Station, Farraline Park and former Royal Mail land and buildings into major mixed use regeneration area	N/A										Phase 2 underway, Outline Business Cases by end 2022	Acquisition of land by Network rail, funded by TS. Additional funding for consultants for Phase 2 work TBC	Network Rail, Transport Scotland, ScotRail, THC, HITRANS, Sustrans	Phase 1 complete, Phase 2 to OBC underway, reporting end 2022
Transport	East Link and Inshes Corridor East Link (A9/A96 Inshes to Smithton Link Road): Construction of new link road between A96 Smithton Roundabout and A9 Inshes Junction, addition of southbound lane on A9 between Raigmore and Inshes Junction and additional lanes on Inshes Overbridge. Inshes Corridor: Reconfiguration of Inshes Junction and associated changes to surrounding road network.	All allocations within 'East Inverness' as shown in IMFLDP. Any other site which brings impacts.	Average £3,720/house contribution rate applied for forecasting purposes.									A9/A96 Inshes to Smithton: Orders to be made in 2024 but construction timetable TBC Inshes corridor: Additional overbridge lane completed September 2018. TBC but no capital programme commitment before 2028/2029.	Total: £41.5M East Link: £25-35M Inshes Corridor: £9.9M (City Region Deal commitment.)	Transport Scotland; THC, Developers, Landowners.	A9/A96 Inshes to Smithton Scheme: DMRB Stage 3 complete with draft Orders and EIA Report published in Sept 2019. Transport Scotland intends to make Orders during 2024. Subject to making these Orders and there being no legal challenge to the court of Session then land acquisition will follow. Tendering and construction phases TBC. Inshes Corridor planning application lodged December 2022. Draft orders reported to committee November 2023. Construction 26/27 27/28
Transport	Inshes Junction Improvement Phase 2											Ongoing	£9.9M	Transport Scotland, Developers	Included within THC Capital Programme for 2024-2029.
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Assumed £200/house.									Ongoing	Up to £4.785M	THC, Developers, Landowners	
Transport	Dedicated Cycleway Provision of high-quality segregated cycle route across Inverness East, linking eastern city suburbs with city centre	TBC	Assumed £1,000/house contribution.									First section across Stratton 2019-2023 Extension into Ashton Farm 2024-2028 Completion of link to Retail Park/ Inverness Campus 2029-2033	Transport Scotland (City Region Deal), Developers	Transport Scotland, Developers	Western section progressing to detailed design stage
Transport	Ness Bridge - scheme to address problems with structural half-joints. Options likely to include placing weight restriction on the bridge, and reducing number of lanes.											Unknown	Unknown		Led by Structures Team Alness
Transport	Inverness Retail & Business Park Road improvements and sustainable transport (inc. Bus Bridge to Campus)	All development within Inverness Business and Retail Park	Dependent on nature and scale of proposal and detailed scheme of improvements.									Bus bridge operational 2020. Timescales for further improvements dependant on timing and scale of development.	Cost unknown, THC, HIE, Sustrans, Developers	THC, HIE, Sustrans, Developers	

Transport	Park and Ride Facility in Inverness East Temporary 150 space facility followed by permanent 500 space facility	Committed as part of Stratton Farm new town planning consent										Temporary facility required prior to occupation of retail facility; permanent facility prior to completion of 551 homes		Developers / THC / HiTrans	Timing subject to pace and mix of adjoining development
Transport	Raigmore Bus Gate (Raigmore neighbourhood through Hospital onto Old Perth Road)	Complete										Operational March 2024	Funded by Transport Scotland Bus Partnership Fund	THC, NHS Highland, HITRANS, Stagecoach	Operational March 2024
Transport	Infirmiry Bridge repairs			£500,000									Named project on capital programme		Structures Team Alness. Design.
Transport	Inverness West Link Road Scheme	All development within Torvean and Ness-side Development Brief Area or SDR agreement area.	Complete. Partly forward funded by THC. Rate specified in Torvean and Ness-side Development Brief. Current contribution rate of £3,060 per house applied for forecasting purposes.									Completed 2021	£43.352M	THC, Developers	Complete. Partly forward funded by THC.
Water & Waste	Mill Burn Flood Prevention Scheme												Listed but unfunded in 2024/25 - 2029/29 THC Capital Programme	THC	TBC
Water & Waste	Smithton/Culloden Flood Alleviation												Listed but unfunded in 2024/25 - 2029/29 THC Capital Programme	THC	Mostly complete
Water & Waste	Inverness Waste Transfer Station (Longman)											Operational April 2023	THC	THC	Operational April 2023
Development	Inverness City Gateways	N/A										2022	£66K identified in THC Capital Programme Dec 2021	THC	TBC
Development	Inverness Castle Converted to international visitor attraction	N/A										Planned opening 2025	£30M	THC, HLH, Scottish and Ku Government	Development ongoing
Development	New Prison Creation of new prison at West Seafield to replace Porterfield Prison. Includes improvements to A96 roundabout	N/A										Expected to be operational by end of 2026.	£209M	SPS	Enabling Works commenced November 2021.
Health	Raigmore Hospital redevelopment	N/A										2018/2019 onwards	£22m identified in NHS Highland 2017 capital programme for 5 year period. £54m identified between 2022 to 2026 for indicative purposes	NHS Highland	
Planning Policy	Muirtown and South Kessock Development Brief - Allocations INW10 and INW11 fall within the brief's boundary	N/A										Ongoing	N/A	THC, Scottish Canals, Landowners, Developers	Adopted as Supplementary Guidance in November 2015
Planning Policy	Inshes and Raigmore Development Brief - Allocations INS15 and INS24 fall within the brief's boundary	N/A										Ongoing	N/A	THC, Landowners, Developers	Adopted as Supplementary Guidance in November 2015

KILTARLITY

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

KIRKHILL

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

MARYBURGH

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

MUIR OF ORD

		ACTIONS											DELIVERY		
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y 33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
MUIR OF ORD															
HLA	Lochan Corr	Muir of Ord_MO2		0	12	13	0	0	79	0	104				
	Ardnagrask, Corrie Road	Muir of Ord_MO3		0	0	0	0	0	0	0	0				
	Wards Drive	Muir of Ord_MO4		1	1	1	1	1	0	0	5				
	Simpsons Site	Muir of Ord_MO5		0	0	10	15	20	15	0	60				
		TOTAL		1	13	24	16	21	94	0	169				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Leisure and amenity hub - 4G sports pitch, recreational walks and changing facilities	All housing development within Dingwall Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.									Not known	£1M+, Funding from developers and other sources (TBC)	Community - Muir of Ord Hall and Facilities Company	Community consultation to inform brief for project - 2018/19. Identify funding partners thereafter.
Community Facilities	Dingwall Leisure Centre - Major expansion and refurbishment, provision of changing village and inclusive facilities throughout	All housing development within Dingwall Academy catchment.	New standard contribution rate applies for new applications received post 4 May 2023.									2023	£3M	HLH, THC	Prioritised to be delivered within the HLH 5 year capital programme. Business case provided.
Schools	Tarradale Primary	All housing developments within the school catchment are required to contribute towards expansion costs.	Standard rates apply.									Replacement school dependent on successful funding bid.		THC, Scot Gov	Further feasibility and maintenance work ongoing. The Highland Council have forward funded the expansion of school provision to address known capacity issues.
Schools	Dingwall Academy	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.									Ongoing	TBC	THC, developer	
Transport	Complete active travel connection between Beauly and Muir of Ord on west side of Great North Road	To be incorporated within any proposal for site allocation MO5 as shown in IMF LDP.	Assumed £1,000 contribution rate per house.									Not known	Not known	THC, Developers	
Transport	Active travel connection between Muir of Ord and Conon Bridge	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP.	Rate of £1,955 specified in existing S75 Legal Agreement									Not known	£1.9M	THC, Developers, Landowners	Feasibility study prepared in 2017

MUNLOCHY

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

NAIRN

ACTIONS											DELIVERY				
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
NAIRN															
HLA	Former Showfield	Nairn_NA1		0	0	0	0	0	30	0	30				
	Achareidh	Nairn_NA3		0	0	0	3	3	0	0	6				
	Sandown Farm	Nairn_NA4		0	0	0	0	0	0	0	0				
	Delnies	Nairn_NA6		0	0	0	0	0	0	0	0				
	Town Centre	Nairn_NA7		0	0	0	8	0	0	0	8				
	Nairn South	Nairn_NA8		0	0	0	0	0	0	0	0				
	TOTAL			0	0	0	11	3	30	0	44				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Nairn Leisure Centre - Expansion to provide fitness studio for classes and changing village to be incorporated.	All housing development within Nairn Academy catchment	New standard community rate.									23/24	£1.5M	HLH, THC	Prioritised to be delivered within the HLH 10 year capital programme.
Schools	Auldearn Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Millbank Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Rosebank Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Nairn Academy - Replacement school due to suitability and condition issues. Possibility of enhanced provision to permit wider community access and attract sportscotland funding	No capacity issues therefore contributions not required.	Currently, no contribution required.									2027/2028	£54.8M (Learning Estate Investment Programme), part funding within THC Capital Programme Dec 2024-2027.	THC, HLH, Scot Gov	Included as part of current THC capital programme.
Transport	Enhancement of active travel connections between Lochloy and the rest of Nairn, including potential active travel Bridge over railway line, between Lochloy and Balmakeith Business Park.	IMFLDP2 site reference NA05 and any other development east of River Nairn	Currently contribution rate of £2,600.									TBC	TBC - Funding includes developer contributions and potential additional public sources	THC, Sustrans	Public consultation held summer 2021 on the design concept of the active travel bridge.
Transport	A96 Corridor Paths and Trails Network	All sites within the A96 Corridor as shown in Green Networks SG and any other development impacting on the routes.	Currently contribution rate of £750.									Ongoing	Up to £4.785m	THC, Developers, Landowners	
Transport	A96 Dualling Inverness to Nairn (including Nairn Bypass)	Delivered as part of A96 Dualling Programme.										Previously stated as a phased programme to 2030.	Transport Scotland	Transport Scotland	Orders for the A96 Dualling inverness to Nairn (including Nairn Bypass) scheme made and came into force in March 2024. Subject to there being no legal challenge to the Court of Session then land acquisition will commence in 2024.
Transport	Action 1 - High quality active travel route through Nairn - A96 from Balmakeith Industrial Estate to Delnies Wood Caravan Park (5.5km). Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	NA01, NA02, NA03, NA04, NA05	Assumed £1,000 contribution rate per house.									Ongoing	£2.5m to £4.8m	THC, SUSTRANS, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority

Transport	Action 2 - Cycle Street on Harbour Street - from Nairn Harbour to A96 (0.5km). Introduction of a cycle street on Harbour Street, where vehicles must give way to cyclists. Possible opportunity for a bidirectional cycleway and removal/reallocation of on-street parking.	NA03	Assumed £1,000 contribution rate per house.								Ongoing	£230k to £440k	THC, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 3 - Minor Improvements on the Fraser Park Path. Fraser Park Path, from A96 to Nairn Coastal Path (1.25km). Minor improvements including signage and resurfacing.	NA02	Assumed £1,000 contribution rate per house.								Ongoing	£190k to £250k3	THC	Nairn Active Travel Masterplan Priority
Transport	Action 4 - Minor improvements on the Coastal Path (U54) - Coastal Path, from Nairn Golf Club to Nairn Harbour (2km). Minor improvements including signage, path widening, information boards and markings to separate users where appropriate.	NA01	Assumed £1,000 contribution rate per house.								Ongoing	£350k to £460k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 5 - Pedestrianisation of The Brae, between the High Street and A96 (0.08km). Pedestrianise The Brae to provide a safe and traffic free route for active travel users - timed restriction retaining current road layout with minor changes.	NA03	Assumed £1,000 contribution rate per house.								Ongoing	£12k to £16k	Community Group, Sustrans	Nairn Active Travel Masterplan Priority
Transport	Action 6 - Bus Gate on High Street between Gordon Street and Leopold Street (0.37km). Bus gate to prevent vehicles accessing the High Street, with the exception of blue badge holders, emergency vehicles and servicing.	NA03	Assumed £1,000 contribution rate per house.								Ongoing	£170k to £330k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 7 - One way high quality active travel route on Mill Road. Mill Road, between the High Street and B9090, and George Street to provide link to the train station (1km). One-way vehicle movements on Mill Road to allow for segregated active travel infrastructure where possible, including safe crossing points at desire lines. Link to the train station from Mill Road via George Street	NA03 and NA06	Assumed £1,000 contribution rate per house.								Ongoing	£610k to £1.16m	THC, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 8 - Nairn Swimming Pool public realm improvements. Improvements to the public realm outside Nairn swimming pool, including cycle repair stand, sheltered cycle parking, and map/information board and seating.	NA03	Assumed £1,000 contribution rate per house.								Ongoing	£150k to £200k	THC	Nairn Active Travel Masterplan Priority

Transport	Action 10 - Public realm improvements and neighbourhood mobility hub at Nairn Railway Station.	NA03, NA02, NA06	Assumed £1,000 contribution rate per house.								Ongoing	£180k to £300k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 11 - Minor improvements on the Nairn River walk; A96 to Firhall (2km). Signage, resurfacing and improved access at the Firhall Bridge.	NA03, NA06	Assumed £1,000 contribution rate per house.								Ongoing	£270k to £360k	THC, TRANSPORT SCOTLAND	Nairn Active Travel Masterplan Priority
Transport	Action 12 - Filtered streets on Seafield Road and Seabank Road connecting to the Town Centre (6km). Filtered streets, providing a safe space for pedestrians and cyclists and prohibiting access to private vehicles.	Any proposals with direct impact	Assumed £1,000 contribution rate per house.								Ongoing	£36K to £72K	THC	Nairn Active Travel Masterplan Priority
Transport	Action 13 - School Streets initiative at Rosebank and Millbank Primary Schools. School streets on Lodgehill Road and Millbank Crescent; filtered streets during school drop-off and pick-up to create safer environment for children to walk and cycle to school.	NA03, NA02	Assumed £1,000 contribution rate per house.								Ongoing	£12k to £24k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 14 - High quality cycle parking (sheltered) at Falconers Lane and Balmakeith Industrial Park.	NA03	Assumed £1,000 contribution rate per house.								Ongoing	£20k to £40k	THC	Nairn Active Travel Masterplan Priority
Transport	Action 15 - Lochloy Active Travel Bridge. An active travel bridge across the railway line to provide a pedestrian and cycle link between Balmakeith Industrial Estate and Lochloy development	See first transport action	£2,600 rate applied								Ongoing	£1.8m to £2.5m	THC	Nairn Active Travel Masterplan Priority
Transport	Action 16 - High quality active travel route on A939; Househill Terrace to Granny Barbour's Road. Segregated active travel infrastructure where possible, including safe crossing points at desire lines.	NA05	Assumed £1,000 contribution rate per house.								Ongoing	£460k to £880k	THC	Nairn Active Travel Masterplan Priority
Transport	Old White Bridge - repairs to historic arch bridge near Cawdor										2026	£230,000	THC	Being progressed by THC Structures Team
Water & Waste	River Nairn and Auldearn Burn Flood Protection Study	N/A									Unknown	Listed but unfunded in 2024/25 - 2028/29 THC Capital Programme	THC	
Planning Policy	Nairn Community Town Centre Action Plan - Includes a range of proposals and opportunities identified by local residents, businesses and community groups to increase footfall and deliver regeneration in Nairn town centre.										Ongoing	Not known	Community, THC	Ongoing
Development	Nairn High Street Regeneration	N/A									2021/22	£56K identified in THC Capital Programme Dec 2021	THC	TBC

NORTH KESSOCK

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

SEABOARD VILLAGES

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

STRATHPEFFER

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

TAIN

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

TOMATIN

ACTIONS				2024	2025	26	27	28	28-33	y	33-38	TOTALS	TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project												Lead and Supporting Delivery Partners	Status
TOMATIN																
HLA	TM1 - West of War Memorial	Tomatin_TM1		1	0	0	0	0	8	0	9					
	TM2 - Land at Hazelbank	Tomatin_TM2		3	0	0	0	0	0	0	3					
	TM3 - Land north west of Old Post Office	Tomatin_TM3		0	0	0	0	0	30	17	47					
	TM4 - Land north of Station Cottages	Tomatin_TM4		0	0	0	0	0	0	0	0					
	TM5 - East of distillery	Tomatin_TM5		0	0	0	0	0	0	0	0					
	TM7 - Land west of Church of Scotland	Tomatin_TM7		0	5	2	0	0	0	0	7					
		TOTAL			4	5	2	0	0	38	17	66				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	None currently identified.															
Schools	Strathdearn Primary	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Schools	Millburn Academy	All housing developments within the school catchment are required to contribute. 5+ year breach from now.	Standard rates.										Unknown	TBC	THC, HLH, Developers	
Transport	Deliver sustainable transport intervention priorities in line with IMFLDP2 including the settlement-wide active travel network and inter-settlement connections.	Developer contributions will be sought for priority interventions within settlements and inter-settlement connections identified in IMFLDP2. Preference for developer delivered improvements (on-site and off-site) in first instance.	Assumed £1,000 contribution rate per house.										Ongoing	TBC	THC, developer	
Transport	B9154 Moy Bridge Repairs	N/A	N/A										2028-2029	£150,000	THC	Not yet started. Structures Team Alness
Transport	A9 Dualling Tomatin to Moy	N/A	N/A										Section complete by the end of 2027.	£185M	Transport Scotland	The Tomatin to Moy 9.6km £185M 6 mile section contract was awarded in July 2024 and the section to be open by the end of 2027.
Transport	Tomatin Rail Station	N/A											Unknown	Unknown	THC, Transport Scotland, Network Rail	IMFLDP requires Scottish Transport Appraisal Guidance (STAG) study to explore potential
Water & Waste	Upgraded WWTW maybe required to accommodate new development												Not known	Not known	Scottish Water, Developers	

TORE

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

TORNAGRAIN

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

CAITHNESS & SUTHERLAND

STRATEGIC INFRASTRUCTURE

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

<p>Area of Coordinated Action: Pentland Firth and Orkney Waters Support a coordinated approach to planning for energy-related and other key development</p>	Ongoing	Not known	Scottish Government, THC, Marine Scotland, Orkney Islands Council (OIC)	This action came from NPF3 which was replaced by NPF4 in Feb 2023. National Developments 1 and 3 from NPF4 covers similar actions.	NPF4, Last Monitoring Report of NPF3 - https://www.gov.scot/publications/national-planning-framework-3-monitoring-report/
<p>Local Access to Full Fibre Network Partnership bid to the UK Government's Local Full Fibre Network (LFFN) programme for £4.7m funding to provide full fibre networks in Inverness Fort William Wick and Thurso.</p>	2018-2022	£7.7M plus £24.5M private finance	UK Government, THC, NHS Highland, UHI, HIE, NatureScot	Provision of 1Gb/s speeds to schools and other public sector sites (152 in total) . Project completed in March 2022. Public sector network completed in 2022.	NPF4 (The National Development)and it's Delivery Programme, E&I committee/ full council reports - https://www.highland.gov.uk/cityregionaldeal
Water Supply					
<ul style="list-style-type: none"> • Londornoch Water Treatment Works – enhance treatment by providing duplicate process stream to allow planned maintenance 	2021	Not known	Scottish Water	Included within Scottish Water's 2015-2021 Business Plan	https://www.scottishwater.co.uk/about-us/who-we-are/investment-programme
<ul style="list-style-type: none"> • Newmore Water Treatment Works – improving the existing treatment process by automation of key chemical dosing processes and improved filter washing 	2021	Not known - (£16 million (US\$22 million) - https://www.xylem.com/siteassets/support/case-studies/case-studies-pdf/as_puretech_cs_scottish-water_q1-22.pdf)	Scottish Water		Business Plan 2015 -2021 (https://www.scottishwater.co.uk/media/ScottishWater/Document-Hub/Key-Publications/Delivery-and-Business-
<ul style="list-style-type: none"> • Achmelvich Water Treatment Works – ensure water quality consistently meets the standards, by decommissioning the water treatment works and supplying from the Lochinver system 	2021	Not known	Scottish Water	Included within Scottish Water's 2015-2021 Business Plan	
<ul style="list-style-type: none"> • Savalbeg Water Treatment Works – ensure water quality consistently meets the standards, by automating chemical dosing systems, increasing Dynasand filter capacity and providing additional storage 	2021	Not known	Scottish Water	Included within Scottish Water's 2015-2021 Business Plan	https://www.scottishwater.co.uk/in-your-area/investments-in-your-area/lairg-water-treatment-works
<p>Improving Water Services and Supply Resilience</p> <ul style="list-style-type: none"> • Lochinver Water Treatment Works supply system – improving water availability by augmenting the available water supply by securing abstraction from a nearby loch 	2021	Not known	Scottish Water	Included within Scottish Water's 2015-2021 Business Plan	

Occumster water main upgrade	Started in september 2023	Not known	Scottish Water	Delivery Stage - Upgrading the water main in Occumster to ensure customers continue to have fresh, clear drinking water, and reduce the risk of pipes bursting.	https://www.scottishwater.co.uk/In-Your-Area/Investments-in-Your-Area/310823-Occumster
Wick Water Main Upgrade	Completed in 2023	£4 million	Scottish Water	Completed - Work started in September 2021 on a £4 million project to ensure customers can continue to supply in Wick with clear, fresh drinking water into the future.	https://www.scottishwater.co.uk/In-Your-Area/Investments-in-Your-Area/190821-Wick
Sewer system					
Thurso Sewer Upgrade	Oct-24		Scottish Water	Delivery Stage - Carrying out a sewer upgrade project - lining the sewer pipe which runs underneath the pier and replacing a number of the metal cross beams which are securing it to the structure.	https://www.scottishwater.co.uk/In-Your-Area/Investments-in-Your-Area/230524-Thurso-Pier-Sewer
Caithness General Hospital asset life extension	2017-2021	£5.3M	NHS Highland	Information taken from the latest NHS Capital Programme. Awaiting status update from NHS Highland.	https://www.nhshighland.scot.nhs.uk/about/service-redesign/caithness-health-and-social-care-redesign/design-and-build/
Lawson Memorial Hospital site rationalisation (proposed – under discussion with Scottish Government)	Not known	Not known	NHS Highland	Information taken from the latest NHS Capital Programme. Awaiting status update from NHS Highland.	NHS Capital Programme (Latest)

Health Service	Caithness adult health and social care services redesign	Not known	Not known	NHS Highland	<p>Workshop held in 2023 to discuss the development of the major redesign.</p> <p>The Scottish Government announced on January 2024 that funding for all NHS construction projects was to be paused for at least two years.</p> <p>Despite this, work will continue on planning and implementing the redesign of health and social care services in Caithness.</p>	<p>https://www.nhshighland.scot.nhs.uk/news/2023/03/workshop-helps-shape-future-of-health-and-social-care-in-caithness/</p> <p>https://www.nhshighland.scot.nhs.uk/news/2024/02/update-on-caithness-redesign/</p> <p>https://www.nhshighland.scot.nhs.uk/about/service-redesign/caithness-health-and-social-care-redesign/business-case/</p>
	North Sutherland health and social care redesign - Proposed Hub facility identified for Tongue	Not known	Not known	NHS Highland, THC	<p>Alternative site - TG03, for new Hub facility in Tongue brought forward as planning application - 22/06112/FUL.</p> <p>The application was permitted on 19 Sep 2023.</p>	<p>https://www.gov.scot/publications/national-mission-local-impact-infrastructure-investment-plan-scotland-2021-22-202</p>

2) Economic Development Areas

ACTIONS	TIMESCALES	COST	DELIVERY		Source
			Lead and Supporting Delivery Partners	Status	
<p>Dounreay Site decommissioning, restoration and after-use of the Dounreay site in accordance with Dounreay Planning Framework 2.</p>	2030	£2.9 Billion (£225 million in 2024/25)	Nuclear Decommissioning Authority, The Highland Council (THC)	Planning permission granted June 2018 for Phase 3 of decommissioning which will cover all development to achieve Interim End State.	https://assets.publishing.service.gov.uk/media/656dacca9462260721c5681a/Draft_Business_Plan_2024-2027_011223.pdf
<p>Dounreay Continuing review of the potential options for the re-use of the Dounreay site with the site owner, regulators, the local public and stakeholder groups.</p>	Not known	Not known	Nuclear Decommissioning Authority, THC		https://assets.publishing.service.gov.uk/media/656dacca9462260721c5681a/Draft_Business_Plan_2024-2027_011223.pdf
<p>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</p>		£2.2 million plus £6 million (Grant value: LCITP - £1,111,975)	Abbey Ecosse	Aspects covered by LCITP Grant are understood to have been completed Feb - 2024.	https://www.gov.scot/binaries/content/documents/govscot/publications/progress-report/2024/03/low-carbon-infrastructure-transition-programme-capital-projects-march-2024/documents/low-carbon-infrastructure-programme-march-2024/low-carbon-infrastructure-programme-march-2024/govscot%3Adocument/low-carbon-infrastructure-programme-march-2024.pdf
<p>Georgemas Junction Strategic rail freight and transport hub</p>	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	

ACTIONS	TIMESCALES	COST	DELIVERY		Source
			Lead and Supporting Delivery Partners	Status	
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	Highlands and Islands Enterprise (HIE)		
Seater Waste Management Facility Landfill restoration programme	2024-2028	£3.6M	THC	Planning Permission (23/05196/FUL) to develop the Waste Transfer Station was approved in December 2023 as part of the Council waste service	https://www.johnogroat-journal.co.uk/news/highland-council-plan-for-enhancement-of-seater-landfill-s-314847/

OTHER AREAS

5) Other Areas

ACTIONS				TIMESCALES	COST and FUNDING	DELIVERY	
Type	Settlement/ Location	Infrastructure Projects	Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Employment	A'Mhoine peninsula	Emergent proposals for a new vertical launch spaceport facility for use by the space industry to launch satellites into orbit.	N/A	Started construction on 4th May 2023	£17.1M total funding package agreed attracted public investment totalling £14.6m to support development of the launch site.	HIE, private sector, Scottish Govt, NDA	UK Space Agency (UKSA) announced it funding to the vertical launch site in Sutherland on 15 July 2018. Planning application 20/00616/FUL granted 05/08/2020. In August 2021 a Judicial Review brought forwards by Wildland Ltd has been defeated on all grounds. Latest update - Started construction on 4th May 2023, revised proposal came in - 24/01091/FUL on 21st March, 2024 - under consideration.
Community Facility	Bettyhill	Strathnaver Museum - Redevelop as a heritage hub for north west Sutherland	N/A	Work scheduled to begin early 2021 with completion of build scheduled for 5th August 2022. Interpretation installed August / September 2022. The refurbished attraction will officially launch 17/18th March 2023; a soft opening will be held in the Winter 2022.	Total cost not known. £29K LEADER funding secured in Feb 2018 towards development work to produce architects plans, costings and developed museum designs. Capital costs £1,924,134 of which £399,731 is towards interpretation and museum design. Other costs associated with the project include Activity Programme, Marketing, Evaluation etc and amounts to £259,941 from Jan 2021 to Dec 2023.	Strathnaver Museum Trust, The Highland Council (THC)	Completed up to RIBA Stage 4 June 2021. Planning Permission and Listed Building Consent approved June 2019. Community Asset Transfer for land for Annex building completed August 2021. Building Warrant granted May 2021 and all planning conditions discharged July 2021. Funding secured to date capital fully funded. Contractor commenced on site 27th September 2021.
Community Facility	Bettyhill	North Coast Leisure Centre - Addition of multi-purpose facility adjacent to Farr Secondary School including new dance studio	All housing development within Farr Secondary school catchment required to contribute.	2028	£600K	Tongue and Farr Sports Association, HLH	within the HLH 10 year capital programme
Transport	Bettyhill	Naver Bridge on the A836 between Tongue and Thurso - Replacement of existing bridge	N/A	Construction expected around 2025/2026	£11M approved in THC Capital Programme	THC	prepatory work underway.

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

Transport	Highland Scenic Routes	Highland Scenic Routes - Anticipated that the Scottish Government Scenic Route initiative will be launched more widely in 2016 which would allow for identification of more sites which could be potentially upgraded.	N/A	2023	£475K (Highland wide)	THC, Scot Gov	Scot Gov did not launch a second round of the competition. Council funding has now been withdrawn.
Transport	John O Groats	Reinstatement of path between John O Groats and the Ness of Duncansby.	N/A	Completed	Not known	John O'Groats Development Trust, JOG 2 Ltd	
Community Facility	John O Groats	John O Groats Mill - Restoration of the former mill building to form the focus for a range of new cultural, commercial, community and educational activities.	N/A	Depending on funding, construction could commence late 2019 with completion by 2022. Latest update - Estimated to be finished by 2025	Estimated secured funding - £3.2M, is being approved to the construction company for the restoration project.	John O Groats Mill Trust, North Highland Initiative	Funding secured in July 2018 for preparation of drawings and business case. Outcome of application for Stage 2 funding (purchase of mill and development) was expected in 2019. Latest update - Work under way at John O'Groats Mill after £3.2m contract award.
Transport	Kinbrace	Kinbrace railway station - Branchliner Project involves the development of a lineside timber loading facility.	N/A	Investigation study completed in 2017	Funding (£30K) for an investigative study has been confirmed.	HITRANS, Forestry Commission Scotland (FCS), Highland Timber Transport Group, THC	Investigation (completed 2017) found even with Mode Shift Revenue Support, difference between road and rail costs that would require to be bridged if rail transport from Kinbrace was to become viable.
Community Facility	Kinlochbervie	Loch Clash Harbour - Redevelopment into a community-owned facility	N/A	Not known	TBC	Kinlochbervie Community Group/ Trust?, HIE	The majority of Loch Clash Pier is owned by the community and is home to a small campervan site (Loch Clash Stopover).
Harbours	Kinlochbervie	Kinlochbervie Harbour	N/A	2026 - 2028	£3M identified in THC Capital Programme 27th June 2024	THC	
Transport	Melvich	Bighouse Bridge - Upgrade to allow it to reopen to the public	N/A	Not known	£185K	THC	On hold/under review
Employment	North West Sutherland	Proposals by Wildland Ltd for the creation and enhancement of clusters of high quality tourist accommodation and leisure facilities together with associated infrastructure improvements at locations across their estates.	N/A	Ongoing	Not known	Wildland Ltd	Various planning applications have come forward and been consented for erection of new facilities and alterations and redevelopment of existing structures.
Community Facility	Port Chamuill, Loch Eriboll	Port Chamuill at Loch Eriboll - Creation of a community-owned harbour	N/A	Not known	Not known	Durness Development Group	
Community Facility	Rogart	Rogart auction mart - Redevelopment as a multi-purpose indoor/outdoor space	N/A	2021	SLF and Gordonbush Community Fund have awarded £150K towards purchase cost and project development. SSE Highlands Sustainable Fund have awarded £45K towards refurbishment.	Rogart Development Trust, Gordonbush Community Fund, SLF, SSE Highlands Sustainable Fund.	Completed in August 2022
Community Facility	Scourie	Creation of new visitor centre and community hub which will also promote the North West Highlands Geopark and house the "Shelley Collection" (a nationally important collection of geological specimens).	N/A	Not known	Not known	Scourie Community Development Company Ltd	Planning Application - 20/02266/FUL permitted on 29th Sep, 2020 Not developed as of March 2023.

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

ACTIONS													DELIVERY		
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y 33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
BONAR BRIDGE															
HLA	old midgale Hospital site	15/00762/FUL		0	1	1	1	1	4	0	8				
	Cherry Grove	Bonar Bridge_BB01		0	1	0	0	0	6	6	13				
	TOTAL				0	2	1	1	1	10	6	21			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities															
Schools	Bonar Bridge Primary School	No capacity issues	Currently, no contribution required.												
Schools	Gledfield Primary School	No capacity issues	Currently, no contribution required.												
Schools	Dornoch Academy	No capacity issues	Currently, no contribution required.												
Transport															
Planning Policy	Developer led Masterplan - BB01 Cherry Grove											Not known	Not known	Developer	

BRORA

ACTIONS													TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
BRORA																
HLA	Station Sq Brora	21/01411/PIP		0	1	1	1	1	0	0	4					
	Roslyn Street	Brora_BR01		0	0	0	0	0	10	0	10					
	East Brora Muir	Brora_BR03		0	0	0	0	0	0	0	0					
	Scotia House	Brora_BR05		0	0	0	0	0	0	0	0					
	Former MacKay's Garage	Brora_BR06		0	0	0	0	0	4	0	4					
	TOTAL			0	1	1	1	1	14	0	18					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities																
Schools	Brora Primary School	No capacity issues	Currently, no contribution required.													
Schools	Golspie High School	No capacity issues	Currently, no contribution required.													
Transport		N/A	N/A													
Planning Policy	Developer led Masterplan - BR03 East Brora Muir											Not known	Not known	Developer		

CASTLETOWN

ACTIONS													TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
CASTLETOWN																
HLA	Castlehill Steading and adjoining land	Castletown_CT02		0	0	0	0	0	0	0	0					
	Former Castlehill Gardens	Castletown_CT04		0	0	0	0	0	0	0	0					
	Castlehill Mill	Castletown_CT05		0	0	0	0	0	0	0	0					
	Former Free Church Main Street	Castletown_CT06		0	0	0	0	0	0	0	0					
	North of Mackay Street	Castletown_CT07		0	0	0	0	0	0	0	0					
	TOTAL			0	0	0	0	0	0	0	0					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities																
Schools	Castletown Primary School	No capacity issues	Currently, no contribution required.													
Schools	Thurso High School	No capacity issues	Currently, no contribution required.													
Transport	Tree lined boulevard connection between Traill Street and Castlehill	Allocations CT02, CT07, CT10 as shown in CaSPlan required to contribute.	Assumed contribution rate of £1,000 per unit.									Not known	Not known	Developers	Initial phase of connection incorporated within planning permission at former Castlehill Steading (16/00927/FUL)	

DORNOCH

ACTIONS													DELIVERY		
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y 33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
DORNOCH															
HLA	Ambassador House	19/00657/FUL		0	0	2	2	2	7	0	13				
	19/00658/FUL	19/00658/FUL		0	0	6	6	0	0	0	12				
	off Stafford Road Dornoch	19/01439/PIP		0	0	4	6	0	0	0	10				
	Meadows Park Road	Dornoch_DN01		6	6	6	6	6	8	0	38				
	Bishopsfield	Dornoch_DN02		13	6	0	0	0	0	0	19				
	Dornoch South Abattoir Site	Dornoch_DN03		2	2	0	0	0	0	0	4				
	Dornoch North	Dornoch_DN04		30	30	30	26	0	0	0	116				
	TOTAL			51	44	48	46	8	15	0	212				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Development of multi-purpose sports and community centre	All housing development within Dornoch Academy catchment required to contribute.										Not known	PROJECT CURLEW: £2.9m build costs. Land purchase supported by Scottish Land Fund £ 216k March 20, completed March 21. Phase 1 is vehicle park for cars, coaches & motor homes with funding from RTIF, DCG, TCF, HCCF, RCIA, HIE, Transport Scotland and a loan from HOIL. Phase 2 is a Multi-Use Games Area (MUGA)- £214k secured (Pot 170 Developer Fund, sportscotland, DCG, and HCRG).	Dornoch Area Community Interest Company (DACIC). In partnership with Dornoch & District Community Assoc (DADCA) and North Highland Curling Trust (NHCT)	Following loss of funding for new community centre (DADCA) and sports hall (Dornoch Academy), latest project announced in April 2018 at land known as Dornoch South on Shore Road. Feasibility Study for Project Curlew supported by Scottish Land Fund 2019. Project includes curling rink, wedding venue, community, leisure and cultural centre. Phased approach. Planning application lodged Sep 2020 for vehicle park phase 1 and MUGA phase 2. Phase 1 completed June 2022. Phase 2 due to be completed in 2023.
Schools	Dornoch Primary School	No capacity issues	Currently, no contribution required.												
Schools	Dornoch Academy	No capacity issues	Currently, no contribution required.												
Transport		N/A	N/A												
Planning Policy	Dornoch Conservation Area - Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan											2024-2029	No capital cost	THC	

EDDERTON

ACTIONS													TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
EDDERTON																
HLA	North-East of Haven	Edderton_ET01		0	0	0	0	0	0	0	0	0				
	West of Station Road	Edderton_ET02		2	0	2	4	0	10	10	28					
	Adjacent to Glebe Cottage	Edderton_ET03		0	0	0	0	0	0	0	0					
	TOTAL				2	0	2	4	0	10	10	28				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Tain Royal Academy Community Complex. Extension of fitness room and new dedicated community multi functional room accessible during school day. Replace swimming pool and aquatic provision.	All housing development within Tain Royal Academy catchment required to contribute.	New standard contribution rate applies for new applications received post 4 May 2023.										TBC	TBC	HLH, THC	
Schools	Edderton Primary School	No capacity issues	Currently, no contribution required.													
Schools	Tain Royal Academy	No capacity issues	Currently, no contribution required.													
Transport																
Planning Policy	Developer led Masterplan - ET02 West of Station Road	N/A											Not known	Not known	Developer	

GOLSPIE

ACTIONS											DELIVERY					
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y 33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status		
GOLSPIE																
HLA	Woodland Way	Golspie_GP01	0	0	0	0	0	0	0	0						
	Sibell Road	Golspie_GP02	0	0	0	0	0	0	34	34						
	Drummuie	Golspie_GP03	2	0	2	5	5	5	5	24						
	Mackay House Hostel Site	Golspie_GP04	0	0	0	0	0	0	0	0						
	TOTAL			2	0	2	5	5	5	39	58					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status		
Community Facilities	Sutherland Swimming Pool - creation of a fitness studio and free weights area	All housing development within Golspie High School catchment required to contribute.									2023	£650K	HLH, THC			
Schools	Golspie Primary School	No capacity issues	Currently, no contribution required.													
Schools	Golspie High	No capacity issues	Currently, no contribution required.													
Transport		N/A	N/A													
Water	Golspie FPS/NFMS	N/A	N/A										TBC	£151K identified in THC Capital Programme Dec 2021	THC	TBC
Water	Golspie Coast Flood Protection Scheme	N/A	N/A										TBC	£536K identified in THC Capital Programme Dec 2021	THC	TBC
Water	Golspie Flood Protection Scheme/Natural Flood Management Scheme - Includes a Flood Protection Study and permissions necessary for preferred solution. Will allow for grant bid to be submitted.	N/A	N/A										By 2023	£348K identified in Council's capital programme for carrying out study and planning permission. Total cost of scheme not yet known.	THC, SNH	A hydraulic model of the coastal frontage has been completed. Economic analysis is currently ongoing.

HALKIRK

ACTIONS												DELIVERY		
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
HALKIRK														
HLA	Comlifoot Drive	Halkirk_HK01	0	0	0	0	0	0	0	0				
	West of Bridge Street	Halkirk_HK02	0	0	1	1	1	5	5	13				
	TOTAL		0	0	1	1	1	5	5	13				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	New sports and leisure centre in Halkirk - Includes indoor sports pitch, gym, leisure suite etc.	Not at present as efforts to progress the project have stalled and no viable delivery framework exists.	forecast contributions only if project is deemed viable in future								Not known	Estimated £1.5M total cost	Halkirk Community Sports Foundation (HCSF)	HCSF webpage states approx 40% of capital cost already secured. Planning permission granted in Oct 2007 (06/00278/FULCA) for sports facilities including sports centre.
Schools	Halkirk Primary School	No capacity issues	Currently, no contribution required.											
Schools	Thurso High	No capacity issues	Currently, no contribution required.											
Transport		N/A	N/A											
Water	Halkirk Surface Water Management Plan (SWMP) - To identify who is responsible to undertake works and allow grant bid to be submitted.		No contributions required								2021	£56K	THC, Scottish Water	Initial meetings held with Scottish Water to progress the plan.

LAIRG

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
LAIRG															
HLA	South-West of Main Street	Lairg_LA01	0	0	0	0	0	0	0	0	0				
	Opposite Fire Station	Lairg_LA02	0	0	0	0	0	0	0	0	0				
	Old Hotel	Lairg_LA03	4	4	0	0	0	0	0	0	8				
	Old Sawmill	Lairg_LA04	0	0	0	0	0	0	0	0	0				
	TOTAL			4	4	0	0	0	0	0	0	8			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Former Sutherland Arms (allocation LA03 in CaSPlan) - Proposed Care and Well-Being Centre (Extra Care Housing and Community Hub)	N/A	No contributions required									Operational by 2022	Estimated £3M total cost	Lairg and District Community Initiatives	Currently working on site layout and design, with the developer, planning permission has been approved. An element of this has been completed.
Schools	Lairg Primary School	No capacity issues	Currently, no contribution required.												
Schools	Golspie High	No capacity issues	Currently, no contribution required.												
Transport	Community led project to develop footpath alongside A836 to Lairg Station from Little Loch Shin Dam	N/A	No contributions required									not known	Currently under investigation/development (estimated £150K)	Lairg and District Community Initiatives, THC	Currently subject to an application for Sustrans funding.
Planning Policy	Developer led Masterplan - LA01 South-west of Main Street	N/A										Not known	Not known	Developer	

LOCHINVER

ACTIONS												DELIVERY				
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
LOCHINVER																
HLA	Former Sheep Pens North of In	Lochinver_LV01		0	0	0	0	0	0	0	0	0				
	Cnoc A' Mhuilín	Lochinver_LV02		0	0	0	0	0	0	0	0	0				
	Canisp Road	Lochinver_LV03		0	0	0	0	0	8	0	8					
				0	0	0	0	0	8	0	8					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities																
Schools	Lochinver Primary School	No capacity issues	Currently, no contribution required.													
Schools	Ullapool High	No capacity issues	Currently, no contribution required.													
Transport		N/A	N/A													
Planning Policy																
Water																
Harbour	Lochinver Harbour	N/A	No contributions required										TBC	£3.0M identified in THC Capital Programme Mar 24	THC	TBC

LYBSTER

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
LYBSTER															
HLA	Young Crescent	Lybster_LY01	0	0	0	0	0	0	0	0	0				
	The Cross	Lybster_LY02	0	0	0	0	0	0	0	0	0				
	TOTAL			0	0	0	0	0	0	0	0	0			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities															
Schools	Lybster Primary School	No capacity issues	Currently, no contribution required.												
Schools	Wick High School	All housing developments within the school catchment are required to contribute. 5+ year breach from now.	Standard Rates									Extension dependent upon rate of development - capacity issue from years 2-5 of SRF.	£500K committed in 2019 update to THC Capital Prog to relieve accommodation pressure.	THC	
Transport		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										2024-2029	No capital cost	THC	

THURSO

Thurso														DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y 33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
THURSO															
HLA	East of Juniper Drive	Thurso_TS01		0	0	0	0	0	0	0	0				
	Site at Mountpleasant	Thurso_TS02		1	2	0	0	0	0	0	3				
	Thurso West	Thurso_TS04		0	0	0	0	0	0	0	0				
	Thurso Mart Site	Thurso_TS05		0	0	0	0	0	0	0	0				
	Former Mill Site At Millbank	Thurso_TS06		0	0	0	0	0	0	0	0				
	Land at Sir Archibald Road	Thurso_TS07		0	0	0	0	0	0	0	0				
	Land at Bridgend	Thurso_TS08		0	0	0	0	0	0	0	0				
	North of Scrabster Community Hall	Thurso_TS09		0	0	0	0	0	0	0	0				
		TOTAL			1	2	0	0	0	0	0	3			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting 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.	No contributions required									Not known	Estimated at £2M	TCSH, SportsScotland, HLH	TCSH currently seeking funding HLH working collaboratively with the HC, and sportsScotland to assist with the development and delivery of the identified facilities as part of a wider sports strategy
Community Facilities	Community woodland west of Thurso - Partly associated with allocation TS04 Thurso West	N/A	No contributions required									Not known	Not known	Landowner, other stakeholders, potential for part delivery by compensatory planting from windfarm development(s).	
Schools	Miller Academy Primary School	No capacity issues	Currently, no contribution required.									TBC	£350K committed in 2019 update to THC Capital Programme		
Schools	Thurso High School - Adaptations required to improve accessibility and car park	No capacity issues	Currently, no contribution required.									TBC	£350K committed in 2019 update to THC Capital Programme		
Transport		N/A	N/A												
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										2017-2027	No capital cost	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										Completed in Nov 2022	No capital cost	THC	Completed in Nov 2022 and changes made to the conservation area.
Water	River Thurso Flood Protection Scheme - Includes a Flood Protection Study and permissions necessary for preferred solution. Will allow for grant bid to be submitted.	N/A										By 2023	£2.146M identified in Council's Capital Programme Dec 2021	THC, SNH	A hydraulic model of the River Thurso has been completed. Economic analysis is currently ongoing.
Employment	Scrabster Mains Low Carbon & Renewables Enterprise Area at TSTS16 Land at Scrabster Mains Farm - Planning permission 14/00418/FUL for the creation of 11 serviced industrial plots together with a new access road from the A9 Trunk Road.	N/A										Ongoing	Not known	Scrabster Harbour Trust, Scottish Government, HIE	Options for development under review

TONGUE

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y 33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
TONGUE															
HLA	South of Loyal Terrace	Tongue_TG01	0	0	0	0	0	0	0	0	0				
	North of Varich Place	Tongue_TG02	0	0	0	0	0	0	0	0	0				
	South of St. Andrew's Church	Tongue_TG04	0	0	0	0	0	0	0	0	0				
		TOTAL		0	0	0	0	0	0	0	0				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities	North Sutherland health and social care redesign - Proposed Hub facility identified for Tongue	N/A	No contributions required								Completion anticipated 2024	£10.35m capital project funded and constructed by Wildland Ltd, with Care Hub leased to THC and GP facility leased to NHS Highland	Wildland Ltd in partnership with THC and NHS Highland	Alternative site - TG03, for new Hub facility in Tongue brought forward as planning application - 22/06112/FUL. The application was permitted on 19 Sep 2023.	
Schools	Tongue Primary School	No capacity issues	Currently, no contribution required.												
Schools	Farr High	No capacity issues	Currently, no contribution required.												
Transport		N/A	N/A												

WICK

ACTIONS													DELIVERY		
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery	Status
WICK															
HLA	Hill of Man BMX Track	Wick_WK01	0	0	0	0	0	25	25	50					
	South of Kennedy Terrace	Wick_WK02	2	2	2	2	2	10	10	30					
	North Of Coghill Street	Wick_WK04	3	3	3	3	3	2	0	17					
	West of Police Station	Wick_WK05	0	3	3	0	0	0	0	6					
	East of Murray Avenue	Wick_WK06	0	0	0	0	0	0	0	0					
	Lower Pulteneytown	Wick_WK12	0	0	0	0	0	0	0	0					
	Land West of Green Road	Wick_WK13	0	0	0	0	0	0	0	0					
	Hillhead Primary School	Wick_WK14	0	0	0	0	0	0	0	0					
	Wick High School Building	Wick_WK15	0	0	0	0	0	5	0	5					
	Land at Francis Street	Wick_WK16	0	0	0	0	0	0	0	0					
South of Roxburgh Road	Wick_WK17	0	1	1	1	1	3	3	10						
West of George Street	Wick_WK18	0	0	0	0	0	0	0	0						
	TOTAL		5	9	9	6	6	45	38	118					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery	Status	
Community Facilities															
Schools	Newton Park Primary School	No capacity issues	Currently, no contribution required.								TBC	TBC	THC		
Schools	Noss Primary School	No capacity issues	Currently, no contribution required.								TBC	TBC	THC		
Schools	Wick High School	All housing developments within the school catchment are required to contribute. 5+ year breach from now.	Standard Rates								TBC	TBC	THC		
Transport	Wick High Street Improvements										24/25	£2.2M	HC/SG	Await funding decision from SG	
Planning Policy	Wick (Pulteneytown) Conservation Area - Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan										Completed in September 2021			Completed in Sep 2021 and changes made to the conservation area.	
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	N/A									Ongoing	Not known	Ignis Biomass, THC, property/business owners, other stakeholders		

WEST HIGHLANDS & ISLANDS

STRATEGIC INFRASTRUCTURE

Strategic Infrastructure						
ACTIONS		FUNDING			DELIVERY	
Topic	Action	Timescales	Total Cost	Council Capital Budget	Lead and Supporting Delivery Partners	Status/Actions
Transport	A890 Strome ferry (rockfall area) Bypass Remedy to "lifeline" road closure issue	No timescale identified at this stage.	Options range from £35M - £109M	£1.75M identified in 2023 THC Capital Programme for rockface stabilisation	The Highland Council (THC), Scottish Government, Network Rail, Hi-Trans.	Scottish Transport Appraisal Guidance (STAG) assessment completed but still at route options stage. Corridor A890 Strome ferry (rockfall area) Bypass safeguards in Plan. Councillor Working Group established 2019. £1.75M for rockface stabilisation works over the period 2024-2029 within THC Capital Programme.
	Fort William Improvements & Wider Transport Appraisal Transport interventions to ease peak time congestion within the Fort William urban area.	Scottish Government's ongoing (2022-2042) Strategic Transport Projects Review 2 (STPR2) will assess measures to relieve seasonal congestion within the wider Fort William area.	TBC	None in 2024-2029 THC Capital Programme	THC, Transport Scotland, Hi-Trans, and local interests	Transport Scotland leading Integrated Transport Plan (ITP) which it intends will assess measures to relieve seasonal congestion within the wider Fort William area.
	Corran Narrows Crossing Provision of a more reliable "lifeline" crossing	TBC	TBC but enhanced berthing and marshalling areas estimated at £30M. Replacement ferry estimated at £23M.	£10M in 2024-2029 THC Capital Programme	THC, Scottish Government, UK Government	Ongoing feasibility work on fixed link crossing. OBC received by Transport Scotland - comments to be provided July 2024. OBC details enhanced berthing facilities/shore infrastructure for new ferry scheme formulated. OBC to be completed for new vessel purchase & charging infrastructure. Funding discussions ongoing including possible reallocation of Inverness & Highland City Region Deal monies. Possibility of enhanced berthing and marshalling areas by 2026 if funding confirmed.
	Uig Harbour Upgrade of harbour facilities, including new terminal building, to accommodate new ferry vessel.	2021-2025	£30M+	THC contributing £1.9M towards ferry terminal and linkspan.	Transport Scotland, Caledonian Maritime Assets Ltd (CMAL), CalMac Ferries Ltd (CFL), THC, HIE, Hi-Trans	Harbour improvements ongoing and should be completed in October 2024. The new ferry terminal building should be completed in Spring 2025.
	A890 Balnacra to Lair 6km new dual track road to improve existing single track section.	TBC	Initially estimated at £12M	Item no longer a funded scheme in THC 2024-2029 Capital Programme	THC	Reference in WestPlan strategy. Item no longer funded scheme in THC Capital Programme. Detailed scheme design completed and full planning permission Feb 2017.
	Ashaig Airport Airstrip improvements to accommodate reintroduction of scheduled air services	TBC	Estimated cost £1.5-£1.8M	Item no longer a funded scheme in THC 2024-2029 Capital Programme	Hi-Trans, THC, HIE	Ongoing maintenance, feasibility, and funding investigation work.
	Skye Cycle Way - Establish a safe cycle path from Kyleakin and Armadale to Broadford, Portree and Uig	N/A	2020 onwards	Early high level costings indicate an estimated £44million to design and construct a network of around 230km. £96k has been secured from Sustrans to deliver a strategic plan & feasibility study	BSCC, Skye Connect, Edinbane CT, Sustrans, HiTrans, Transport Scotland, THC, Landowners	Around 200km of network have been surveyed to date.

	A832 Twin Tracking Slattadale to Gairloch Two phases to twin track remaining single track section of A832.	First two phases complete. Second in 2022. Final phase 5km to Charlestown.	Final stage TBC	Scheme not funded in THC Capital Programme	THC	Ongoing assessment work but no 2024-2029 THC Capital Programme commitment.
Utilities	Local Access to Full Fibre Network Partnership bid to the UK Government's Local Full Fibre Network (LFFN) programme for £4.7m funding to provide full fibre networks in Inverness Fort William Wick and Thurso.	2018-2022	£7.7M plus £24.5M private finance	UK Government, THC, NHS Highland, UHI, HIE, NatureScot	Provision of 1Gb/s speeds to schools and other public sector sites (152 in total) . Project completed in March 2022. Cityfibre also committed £24.5M of private investment to expand the Inverness full fibre network as a commercial service.	Public sector network completed in 2022.
	Openreach commercial deployment of Full fibre broadband across the Highland and Islands. This is part of a 15bn investment across the UK, which includes tens of thousands of homes and businesses right across the Highland Local Authority.	Work will be progressing between 2021 and 2026	This is direct commercial investment by Openreach and further details on deployment and registering to stay updated on progress can be found at https://www.openreach.com/fibre-broadband/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.	Next Generation: £146M (across whole of HIE area) Superfast: TBC	None	Scot Gov, UK Gov, BT and Openreach	Roll out of "superfast" (minimum 30Mb/s speed) has reached 86% of premises in Highlands and Islands. In terms of fibre to the premises (1Gb/s capable speeds), as of November 2023, within the R100 North Lot Area (approximately comprising Highland plus Argyll and Bute, Aberdeen City & Shire, Angus, Stirling, Dundee and the Islands councils areas) 14,712 premises had been connected. A further 60,764 premises were contracted for future delivery.

ECONOMIC DEVELOPMENT SITES

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

BROADFORD

ACTIONS												DELIVERY				
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
BROADFORD																
HLA	South of Cabereidh	Broadford_BF02		0	0	0	0	0	0	0	0	0				
	Glen Road (West)	Broadford_BF03		0	62	12	0	0	0	0	0	74				
	Existing Hospital Site	Broadford_BF07		0	0	0	0	0	0	0	0	0				
	South of Library	Broadford_BF08		0	0	0	0	0	0	0	0	0				
	Glen Road (North)	Broadford_BF09		0	0	0	0	0	0	0	0	0				
	North of Village Hall	Broadford_BF10		0	0	0	0	0	0	0	0	0				
	Glen Road West of School	Broadford_BF11		0	0	0	0	0	0	10	10	20				
		TOTAL			0	62	12	0	0	10	10	94				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Creation of new Broadford community hub as part of new primary school with enhanced sports provision and relocation of library and other council services including service point, social work.	All housing development within Portree High School catchment may be required to contribute at standard Community Facility rates.											2023	TBC	THC, HLH, Broadford and Strath Community Company (BSCC), SportScotland	Business case has been prepared. Preparation underway for planning application submission.
Community Facilities	New Broadford Strath burial ground		No contributions required										2024-2029	TBC		£110,000 in 2024-2029 THC Capital Programme. Site acquired in 2024.
Schools	Broadford Primary School	Replacement of existing Broadford Primary School to address condition and suitability issues.	No contributions required										2024-2029	£19M	THC, Scot Gov	Fully funded in LEIP and THC 2023 capital programme review.
Schools	Portree High School	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Transport	Skye Cycle Way - Establish a safe active travel route between Broadford and Kyleakin using parts of the old trunk road.	N/A	No contributions required										2017 onwards	£3.5M	BSCC, Transport Scotland/Sustrans, THC	Route identified, feasibility and concept design complete. Sustrans supporting development of detailed proposals. Planning application (20/03669/FUL) permitted March 2021 and access negotiations in train. BSCC working in partnership with THC on Breakish section.

DUNVEGAN

ACTIONS		y										TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
DUNVEGAN															
HLA	South of Cabereidh	Dunvegan Kilmuir and Lonemore_DV01	0	0	0	0	0	0	0	0	0				
	Glen Road (West)	Dunvegan Kilmuir and Lonemore_DV02	0	0	0	0	0	0	0	0	0				
	Existing Hospital Site	Dunvegan Kilmuir and Lonemore_DV04	0	0	0	0	0	0	0	0	0				
	South of Library	Dunvegan Kilmuir and Lonemore_DV06	0	0	0	0	0	0	0	0	0				
	TOTAL			0	0	0	0	0	0	0	0	0			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	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 at standard Community Facility rates.											TBC.	THC, Lochalsh & Skye Housing Association	Access road and playing field platform to be formed in 2024/2025.
Community Facilities	Dunvegan Burial Ground		No contributions required									2023 onwards	£280,000 allocated in 2023/24 budget	THC	Site design progressing
Schools	Dunvegan Primary School	Replacement of existing Dunvegan Primary School to address condition and suitability issues.	No contributions required									2024 onwards	£10.6M	THC, Scot Gov	£1.5M included as part of 2024-2029 THC Capital programme. Access road and playing field platform to be formed in 2024/2025.
Schools	Portree High School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	N/A	N/A	N/A												

FORT WILLIAM

ACTIONS		y										DELIVERY		
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
FORT WILLIAM														
HLA	Rankin Crescent	17/04340/FUL	0	11	11	0	0	0	0	22				
	Council Offices Lochaber House	18/03842/FUL	3	0	0	0	0	0	0	3				
	Annat Farm	Fort William_FW01	0	0	0	0	0	0	0	0				
	North of A830 at Banavie	Fort William_FW02	0	0	0	3	3	9	0	15				
	North East of Health Centre	Fort William_FW04	0	0	2	0	0	0	0	2				
	Lundavra Road	Fort William_FW05	0	0	0	0	0	0	0	0				
	Lochyside Common Grazings	Fort William_FW06	0	0	0	0	24	0	0	24				
	Upper Achintore (SOUTH)	Fort William_FW07	0	0	0	0	0	0	0	0				
	Blar Mor	Fort William_FW08	53	0	40	40	42	0	0	175				
	Carr's Corner	Fort William_FW09	0	0	0	0	0	0	0	0				
	Belford Hospital_RC Primary School	Fort William_FW10	0	0	0	0	0	0	0	0				
	BT Depot_Police Station	Fort William_FW11	0	0	0	0	0	0	0	0				
	Upper Achintore (North)	Fort William_FW13	82	0	0	80	0	81	82	325				
	WestPlan Long Term allocation FW15 - no capacity within Plan period	Fort William_FW15	0	0	0	0	0	0	0	0				
	TOTAL		138	11	53	123	69	90	82	566				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Upper Achintore Community Hub at Heathercroft Drive	All housing development within Lundavra Primary catchment to contribute at standard Community Facility rates.									Not known	Not known	Upper Achintore Regeneration Group	At feasibility stage.
Community Facilities	Ben Nevis Visitor Centre - Expansion of the visitor centre, provision café and additional car parking, covered outdoor educational classroom	All housing development within Lochaber High School catchment at standard Community Facility rates towards eligible components of wider project.									TBC	£850k	HLH	Ranger facilities improved recently.
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 rates.									2023/24	£1.5M	HLH	Ongoing development of business case
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.	All housing development within Lochaber High School catchment at standard Community Facility rates.									Not known	New indoor facility estimated at £3M.	HLH, THC, Community	
Community Facilities	Glen Nevis Burial Ground	Additional lairs	No contributions required								2024 onwards	TBC	THC	£265,000 in THC capital programme for 2024/2025
Schools	Land safeguarded for a potential new 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	Not funded in THC Capital Programme 2024-2029.
Schools	Inverlochy Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.											
Schools	Caol Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.											
Schools	Lundavra Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.											
Schools	Banavie Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.											
Schools	Lochaber High School	Improvements to grass sports pitches.	No contributions required								TBC	£250K	THC	Under construction.
Transport	N/A	N/A	N/A											
Planning Policy	Fort William Town Centre Action Plan - 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	Draft Fort William Town Centre Masterplan produced in 2023. Consultation events on this in 2024.
Water & Waste	Caol and Lochyside Flood Protection Scheme	Construction of 2km long flood protection scheme.	No contributions required									£11M total. £3. THC, Scottish Government.		Completed August 2023.
Water & Waste	Fort William Waste Transfer Station	Construct new waste transfer station	No contributions required								2024-2026	£1.9M	THC	Tender June 24, completion March 25
Energy	Opportunity identified for 4 district heat network areas: A) Fort William and Achintore, B) Inverlochy, C) Blar Mhor, D) Caol.	TBC	No contributions required								TBC	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.

GAIRLOCH

ACTIONS				y								TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
GAIRLOCH															
HLA	North Fasaich	Gairloch_GL01	0	0	0	0	0	0	0	0	0				
	East Fasaich	Gairloch_GL02	1	0	1	0	1	2	0	5					
	Achtercairn	Gairloch_GL03	0	0	0	0	0	0	0	0					
	Gairloch Harbour	Gairloch_GL04	0	0	0	0	0	0	0	0					
	Achtercairn West	Gairloch_GL05	0	0	0	0	0	0	4	4					
	OLD_Gairloch_H2	OLD_Gairloch_H2	1	1	1	1	1	0	0	5					
		TOTAL		2	1	2	1	2	2	4	14				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities															
Schools	Shieldaig Primary School	The Highland Council have forward funded the expansion of school provision to address known capacity issues.	All housing developments within the school catchment are required to contribute towards expansion costs.									Ongoing	Forward funded expansion.	THC, developers	Ongoing recouping of forward funded investment.
Schools	Gairloch Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Gairloch High School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	N/A	N/A	N/A												
Planning Policy	Gairloch and Loch Ewe - Preparation of new Community Action Plan	n/a	n/a									2019-2023	Not known	Gairloch & Loch Ewe (GALE) Action Forum	Community Action Plan published in September 2023.
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

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards	2024	2025	26	27	28	28-33	y	33-38	TOTALS			Lead and Supporting Delivery Partners	Status
GLENCOE															
HLA	South of A82	Glencoe_GC01	0	0	0	0	0	0	0	0	0				
	South of Filling Station	Glencoe_GC02	0	0	0	0	0	0	0	0	0				
	North of Glencoe Primary School	Glencoe_GC03	0	0	0	0	0	0	0	0	0				
		TOTAL		0	0	0	0	0	0	0	0	0			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Replacement of existing Glencoe Village Hall with new community facility on allocation GC03, north of Primary School.	TBC										TBC	TBC	Local community, developers and landowners.	No progress to date.
Schools	Glencoe Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Kinlochleven High	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Invercoe Bridge	TBC										2020-2024	£3.8M	THC	Works completed in 2024

KINLOCHLEVEN

ACTIONS				2024	2025	26	27	28	28-33	y	33-38	TOTALS	TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project												Lead and Supporting Delivery Partners	Status
KINLOCHLEVEN																
HLA	Foyers Road	Kinlochleven_KN01		0	0	0	0	8	0	0	8					
	Smelter	Kinlochleven_KN03		0	0	0	0	0	0	0	0					
	TOTAL				0	0	0	0	8	0	0	8				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities																
Schools	Kinlochleven Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Schools	Kinlochleven High	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Transport	Kinlochleven Viaduct - study to look at options for managing remaining life of structure, followed by potential repairs.		No contributions required										2026-2029	£2.6M	THC	Structures Team Alness

KYLE OF LOCHALSH

ACTIONS			2024	2025	26	27	28	28-33	y	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	DELIVERY Status
Type	Description	Developer contributions required towards infrastructure project													
KYLE OF LOCHALSH															
HLA	Kyle North	Kyle of Lochalsh_KL01	0	0	0	0	0	0	0	0	0				
	Opposite Clan Garage	Kyle of Lochalsh_KL02	0	0	0	0	0	0	0	0	0				
	Langlands Terrace	Kyle of Lochalsh_KL03	0	0	0	0	0	0	0	0	0				
	Kyle North (Long Term)	Kyle of Lochalsh_KL04	0	0	0	0	0	0	0	0	0				
	West of Wemyss Place School Site	Kyle of Lochalsh_KL05	0	0	0	0	0	0	0	0	0				
	Plock of Kyle	Kyle of Lochalsh_KL07	0	0	0	0	0	0	0	0	0				
		TOTAL		0	0	0	0	0	0	0	0	0			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Lochcarron Leisure Centre - Provision of new community and sports facilities.	Not at present as the means for delivering the project remain uncertain.	No Contributions required									Not known	Not known	Community led - Lochcarron Leisure Centre Company (LLCC), Lochcarron Community Development Company (LDCC)	Planning permission granted (16/05404/PIP) in May 2017 for sports facility/café at Kirkton. Summer 2019: Community groups in the process of updating Business Plan with a view to approaching potential major funding agencies post Brexit.
Community Facilities	The Plock - Develop the area as an activity and community hub for residents and visitors. Short term: conversion of former toll building to community meeting space, including accessibility improvements. Medium term: enhancement and extension of path network. Long term: creation of new community hub building and event space.	All housing development within Plockton High School catchment may be required to contribute at standard Community Facility rates.											Former toll building conversion estimated at £50K+. Path network works estimated at £100K+. Plock Hub building estimated at £1.5M+.	Kyle and Lochalsh Community Trust (KLCT)	Business plan and masterplan finalised in Jun 2018. KLCT took ownership of The Plock in 2019.
Schools	Kyle Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Plockton High School	Plockton Residence improvements	No Contributions required									2024-2029	TBC		£1.5M allocated in THC Capital Programme 2024-2029.
Transport	Limited availability of parking may require long term solution to be delivered.	TBC										TBC	TBC	THC, Developers	Car parking for recent development at Main Street/A87 was accommodated at swimming pool.
Planning Policy	Potential Lochalsh-wide Community-led Action Plans	N/A										N/A	N/A	Community groups	At feasibility stage in 2024.

KYLEAKIN

ACTIONS		y										TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
KYLEAKIN															
HLA	Old Kyle Farm Road	Kyleakin_KA01	0	0	0	0	1	0	0	1					
	Land Adjoining Playing Field	Kyleakin_KA02	4	0	0	0	0	0	0	4					
	TOTAL			4	0	0	0	1	0	0	5				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities	Kyleakin Connections - Extension of current facility to increase capacity and enhance the range of services.	All housing development within Plockton High School catchment may be required to contribute at standard Community Facility rates.									Not known	Not known	Kyleakin Connections (Skye & Lochalsh Association for Disability)	Planning permission (18/05346/FUL) granted in Jan 2019 for creation of an additional building at Meuse Lane.	
Community Facilities	Enhancement of existing play park and/or creation of a new playpark.	All housing development within Kyleakin may be required to contribute where on-site provision is not possible.									2021	£80,530	Kyleakin Community Hall Committee	Sub group of Kyleakin Hall raised all funds and new play park opened summer 2021	
Schools	Kyleakin Primary School	No capacity issues therefore contributions not required.													
Schools	Plockton High School	No 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									2017 onwards	£3.5M	BSCC, Transport Scotland/Sustrans, THC	Route identified, feasibility and concept design complete. Sustrans supporting development of detailed proposals. Planning application (20/03669/FUL) permitted March 2021 and access negotiations in train. BSCC working in partnership with THC on Breakish section.	

LOCHCARRON

ACTIONS												DELIVERY			
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y	33-38	TOTAL	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
LOCHCARRON															
HLA	Keilburn Crescent	Lochcarron_LC01	0	0	0	0	0	3	3	6					
	Sage Terrace	Lochcarron_LC02	0	0	0	0	0	0	0	0					
	Kirkton Gardens North	Lochcarron_LC03	0	0	0	0	0	0	0	0					
	Kirkton Expansion Area (Long Term)	Lochcarron_LC04	0	0	0	0	0	0	0	0					
	Kirkton Woodland	Lochcarron_LC05	6	6	6	0	0	2	0	20					
	Kirkton Expansion Area	Lochcarron_LC06	0	0	0	0	0	0	0	0					
	TOTAL		6	6	6	0	0	5	3	26					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting 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.	No contributions required								Not known	Not known	Community led - Lochcarron Leisure Centre Company (LLCC), Lochcarron Community Development Company (LDCC)	Planning permission granted (16/05404/PIP) in May 2017 for sports facility/café at Kirkton. Summer 2019: Community groups in the process of updating Business Plan with a view to approaching potential major funding agencies post Brexit.	
Schools	Lochcarron Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Plockton High School	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	Potential safeguarding of land for the Lochcarron Bypass Route as identified in WestPlan (2019).	N/A	No contributions required								Not known	Not known	THC	No progress to date.	
	Stomeferry Bypass rockworks		No contributions required								24/25 - 28/29	£1.75M Capital programme	THC	Programmed work Autumn 24 £0.5M	
Development	Kirkton Woodland - Community owned forest and potential future residential area adjacent to village. Aspirations for affordable housing in partnership with HSCHT, community event space, allotments, and tourism accommodation and facilities.	N/A									Not known	Not known	HSCHT, Lochcarron Community Development Company, Scottish Government.	Woodland replanting scheme in 2023. Planning permission granted for 14 residential units in September 2022.	

MALLAIG

ACTIONS												TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y 33-38	TOTALS			Lead and Supporting Delivery Partners	Status
MALLAIG															
HLA	Coteachan Hill	Mallaig_MA01		0	8	6	2	2	3	0	21				
	North and West of Reservoir	Mallaig_MA02		0	0	0	0	0	0	0	0				
	Glasnacardoch	Mallaig_MA03		0	0	0	0	0	0	0	0				
		TOTAL		0	8	6	2	2	3	0	21				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required									Timescales	COST and FUNDING	Lead and Supporting 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 at standard Community Facility rates.										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	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Mallaig High	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	C1150 Loin and Bracora Bridge Deck Replacements - replacement of two bridge decks on C1150 Loch Morar road		No contributions required									2025	£170,000		Design stage by Structures Team, Alness
Transport	U1404 Aultvoulin Bridge deck replacement, at Inverie, Knoydart.		No contributions required									2024	£70,000		Design stage by Structures Team, Alness
Planning Policy	Mallaig Harbour Masterplan (2017) - Detailed plan for the enhancement and expansion of harbour facilities	N/A										Short, Medium and Long Term priorities have been identified	Not known	Mallaig Harbour Authority, THC	No progress to date.

POOLEWE

ACTIONS				2024	2025	26	27	28	28-33	y	33-38	TOTALS	TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description		Developer contributions required towards infrastructure project												Lead and Supporting Delivery Partners	Status
POOLEWE																
HLA	Shorefield	Poolewe_PE01		1	1	1	1	1	3	0	8					
	Builders Yard Fie	Poolewe_PE02		0	0	0	0	0	5	5	10					
	Land South of St	Poolewe_PE03		0	0	0	0	0	5	0	5					
		TOTAL			1	1	1	1	1	13	5	23				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities																
Schools	Poolewe Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Schools	Gairloch High	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Transport	A832 Poolewe Bridge - concrete repairs		No contributions required										2027	£250,000		Not yet started. Structures Team Alness
Transport	B8057 Firemore bridge repairs		No contributions required										2028	90000		Not yet started. Structures Team Alness

PORTREE

ACTIONS												y		TIMESCAL	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS		ES		Lead and Supporting Delivery Partners	Status		
PORTREE																	
HLA	North of Storr Road	Portree_PT02	0	0	15	15	15	21	0	66							
	Kiltaraglen (South)	Portree_PT03	0	0	0	0	5	25	0	30							
	Kiltaraglen (North)	Portree_PT04	0	0	0	25	25	75	0	125							
	York Drive (East)	Portree_PT05	0	0	0	0	0	0	0	0							
	South of Achachork	Portree_PT06	0	0	0	0	0	0	0	0							
	West of College, Struan Road	Portree_PT08	0	0	0	0	0	0	0	0							
	Woolen Mill and Adjoining Ground	Portree_PT09	0	0	0	0	0	0	0	0							
	Macreas Garagr and Adjoining Ground	Portree_PT10	0	0	0	0	0	0	0	0							
	Community Centre and Adjoining Ground	Portree_PT11	0	0	0	0	0	0	0	0							
	Court House and Police Station	Portree_PT12	0	0	0	0	0	0	0	0							
	Bayfield	Portree_PT13	0	0	6	0	0	0	0	6							
		TOTAL		0	0	21	40	45	121	0	227						
	Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Portree, Fingal Centre - Expansion to provide new fitness suite	All housing development within Portree High School catchment may be required to contribute at standard Community Facility rates.												2023/24	£500K	HLH, THC	Outline business case has been prepared. Prioritised to be delivered within the HHL's 5 year capital programme.
Community Facilities	Creation of new Broadford community hub as part of new primary school with enhanced sports provision and relocation	All housing development within Portree High School catchment may be required to contribute at standard Community Facility rates.												2023	TBC	THC, HLH, Broadford and Strath Community Company (BSCC),	Business case has been prepared. Preparation underway for planning application submission.
Community Facilities	Burial Ground Portree	Additional lairs and better access	No contributions required										2022-2025	£525K identified in THC Capital Programme	THC	Works to be progressed in 2024/2025	
Schools	Portree Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.														
Schools	Portree High	No capacity issues therefore contributions not required.	Currently, no contribution required.														
Transport	Major upgrade of Portree Harbour and Quay Street	N/A	No contributions required										Dependent on outcome of Level-Up Fund bid	Total TBC.	THC	£2M identified in THC Capital Programme for 2024-2029.	
Transport	Completion of Portree Link Road which involves connection and improved junction onto the A855.	Contributions may be required from any new development in Portree Settlement Development Area as shown in WestPlan. See WestPlan for more details.	Assumed contribution of £4000 per house										Not known	Estimate of £1.4M (part funded by developer contributions)	THC, Lochalsh and Skye Housing Association, Highland Housing Alliance, other landowners/developers	Planning permission granted in February 2023.	
Transport	Extensions to the Portree Link Road northwards with a single connection onto the A87 Trunk Road	Contributions may be required from any new development in Portree Settlement Development Area as shown in WestPlan. See WestPlan for more details.	Assumed contribution of £4000 per house										Not known	Not known	THC, developers, landowners	No progress to date.	
Transport	Improve public car parking and coach/bus drop-off provision within the village centre and encourage relocation of longer stay needs to more peripheral locations	Developer contributions may be required where proposals are unable to meet on-site parking requirements	Only when on-site parking not provided										Initial outline costs are estimated at £750k	Not known	THC, landowners	Extension to Bayfield Car Park completed 2021	

Energy	Opportunity identified for district heat network in Portree	N/A												N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.
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SLEAT

ACTIONS		y										TIMESCALES	COST and FUNDING	DELIVERY		
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status		
SLEAT																
HLA	Armadale_ES01	Armadale_ES01	12	0	0	0	0	0	0	12						
	Kilbeg_ES04	Kilbeg_ES04	5	10	16	7	10	43	0	91						
	Kilbeg_ES05	Kilbeg_ES05	0	0	0	6	10	0	0	16						
	TOTAL			17	10	16	13	20	43	0	119					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Creation of new Broadford community hub as part of new primary school with enhanced sports provision and relocation of library and other council services including service point, social work.	All housing development within Portree High School catchment may be required to contribute at standard Community Facility rates.										2023	TBC	THC, HLH, Broadford and Strath Community Company (BSCC), SportScotland	Business case has been prepared. Preparation underway for planning application submission.	
Schools	Bun-Sgoil Shleite - internal alterations	No capacity issues therefore contributions not required.										TBC	TBC	THC	Under construction in 2024.	
Schools	Sleat Primary School	No capacity issues therefore contributions not required.										TBC	TBC	THC	Under construction in 2024.	
Schools	Portree High	No capacity issues therefore contributions not required.										TBC	TBC	THC	Under construction in 2024.	
Transport	Review of Harbour Infrastructure at Armadale and Mallaig - CMAL leading on undertaking a STAG.	N/A										TBC	Not known	CMAL, MHA, THC and key local stakeholders in a Steering Group	RSTAG report published in April 2020. Decision on future vessels will determine optimum harbour improvements. No recent progress.	
Development	Kilbeg Village Development Project - Approved masterplan which includes a mix of housing, commercial, educational and leisure development.	N/A										Ongoing	Not known. Community Campervan Facilities costed at £256k. Funding application for £121k submitted to RTIF for consideration on 15 Dec 2020.	Sabhal Mòr Ostaig Development Trust, Sabhal Mor Ostaig UHI, Scot Gov, THC, HIE	Phase 1 delivered which includes new Academic, Research, Knowledge Transfer and Enterprise building. Small phase housing developments ongoing.	

SPEAN BRIDGE & ROY BRIDGE

ACTIONS												DELIVERY				
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
SPEAN BRIDGE & ROY BRIDGE																
HLA	Transport Workshops	Spean Bridge_SB01	0	0	0	2	2	0	5	9						
	North of Nursery	Spean Bridge_SB03	0	0	0	0	0	0	0	0						
	North of Bridge Cafe	Spean Bridge_SB07	0	0	0	0	0	10	15							
	Burn Bank	Spean Bridge_SB08	0	0	0	4	5	0	0	9						
	Glen Roy Roy Bridge	Roy Bridge_SB05	0	0	0	0	0	0	0	0						
	West of Stronlossit Inn	Roy Bridge_SB06	0	0	0	0	0	5	5	10						
		TOTAL		0	0	0	6	7	15	25	53					
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Spean Bridge, Roy Bridge and Achnacarry Community Action Plan	Community Action Plan 2023-2027										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	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Schools	Lochaber High	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Transport	Spean Bridge to Roy Bridge Active Travel Route	Creation of safe route between the communities.	Assumed £1000 per house										TBC	TBC	Spean Bridge, Roy Bridge and Achnacarry SCIO via funders	Feasibility work ongoing.
Transport	Leanachan To Spean Bridge Active Travel Route	Creation of safe route between the communities.	Assumed £1000 per house													

STAFFIN

Type	Description	ACTIONS										TIMESCALES	COST and FUNDING	DELIVERY		
		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y 33-38	TOTALS	Lead and Supporting Delivery Partners			Status		
STAFFIN																
HLA	North East of Trotternish Ave	Staffin_SF01	0	0	0	0	0	0	0	0	0	0				
	West of Trotternish Ave	Staffin_SF02	0	0	0	0	0	0	0	0	0	0				
	Land at Village Hall	Staffin_SF04	0	0	0	0	0	0	0	0	0	0				
		TOTAL		0	0	0	0	0	0	0	0	0	0			
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status
Community Facilities	Portree, Fingal Centre - Expansion to provide new fitness suite	All housing development within Portree High School catchment may be required to contribute at standard Community Facility rates.											2023/24	£500K	HLH, THC	TBC.
Schools	Staffin Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Schools	Portree High	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Transport	N/A	N/A	N/A													
Development	Creation of 6 affordable homes and two business units, one of which will serve as the new NHS Highland GP surgery, at Stenscholl Common Grazing land.	N/A											2021	£1.6M in total. Funding secured for design work, planning application and purchase of the land. Funding yet to be secured for development. Funding Package complete 6/7/20	Staffin Development Trust, Lochalsh and Skye Housing Association (LSHA), Staffin Community Council, Highlands Small Communities Housing Trust (HSCHT)	Planning permission (17/01699/FUL) granted in March 2018. Completed in 2022.
Development	Staffin Slipway Development	N/A											TBC	Total project cost £3,230,000. Funding secured to date £969,000 from the Regeneration Capital Grant Fund	Staffin Development Trust, THC, HIE	2024 planning application lodged for improvements to breakwater and additional hardstanding.

STRONTIAN

ACTIONS		y										TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and			Status	
STRONTIAN															
HLA	Drimnatorran	Strontian_SR01	0	0	0	0	0	5	5	10					
	Caravan and Camping Site	Strontian_SR02	0	0	0	0	0	0	0	0					
	TOTAL			0	0	0	0	0	5	5	10				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting	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	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Schools	Ardnamurchan High	No capacity issues therefore contributions not required.	Currently, no contribution required.												
Transport	N/A	N/A	N/A												

UIG

ACTIONS		y										TIMESCALES	COST and FUNDING	DELIVERY	
Type	Description	Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	33-38	TOTALS	Lead and Supporting Delivery Partners			Status	
UIG															
HLA	North Cuil	Uig_UG01	0	0	0	0	0	0	0	0	0				
	North of Earlish	Uig_UG02	0	0	0	0	0	0	0	0	0				
	South of Ferry Inn	Uig_UG04	0	0	0	0	0	0	0	0	0				
	Former Co-Op Site	Uig_UG05	0	0	0	0	0	0	0	0	0				
	Former Primary School	Uig_UG06	0	0	0	0	0	0	2	0	2				
	TOTAL			0	0	0	0	0	2	0	2				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required								Timescales	COST and FUNDING	Lead and Supporting Delivery Partners	Status	
Community Facilities	Portree, Fingal Centre - Expansion to provide new fitness suite	All housing development within Portree High School catchment may be required to contribute at standard Community Facility rates.										2023/24	£500K	HLH, THC	TBC.
Schools	Kilmuir Primary School	No capacity issues therefore contributions not required.													
Schools	Portree High	No capacity issues therefore contributions not required.													
Transport	Uig Harbour - Major upgrade and enhancement of harbour facilities, including new terminal building, to accommodate new ferry vessel.	N/A										2021-2025	£30M+ (THC contributing £1.9M towards essential maintenance works to the pier).	Transport Scotland, Caledonian Maritime Assets Ltd (CMAL), CalMac Ferries Ltd (CFL), THC, HIE, Hi-Trans	Harbour improvements ongoing and should be completed in 2024. The new ferry terminal building should be completed in 2025.

ULLAPOOL

		ACTIONS										DELIVERY				
Type	Description		Developer contributions required towards infrastructure project	2024	2025	26	27	28	28-33	y	33-38	TOTALS	TIMESCALES	COST and FUNDING	Lead and Supporting Delivery Partners	Status
ULLAPOOL																
HLA	Fields Adjacent to Golf Course North	Ullapool_UP01		0	0	0	0	0	15	15	30					
	South of Braes	Ullapool_UP03		0	0	0	0	0	0	0	0					
	Woodland Area by Quarry	Ullapool_UP04		0	0	0	0	0	0	0	0					
		TOTAL		0	0	0	0	0	0	15	15	30				
Category	Infrastructure	Catchment/Sites liable for contributions	Contributions Required										Timescales	COST and FUNDING	Lead and Supporting 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 at standard Community Facility rates.											2024	£850K	HLH	
Schools	Ullapool Primary School	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Schools	Ullapool High School	No capacity issues therefore contributions not required.	Currently, no contribution required.													
Transport	N/A	N/A	N/A													
Energy	Opportunity identified for district heat network in Ullapool	N/A											N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.
Development	Creation of new waterfront promenade, including widening Shore Street and improved access to the harbour.	N/A											Not known	Not known	Ullapool Harbour Trust, THC, HIE	First phase works completed in August 2023.



**The Highland
Council
Comhairle na
Gàidhealtachd**
