

THE HIGHLAND COUNCIL

PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE

18TH SEPTEMBER 2013

Agenda Item	10
Report No	PED 59/13

INNER MORAY FIRTH PROPOSED LOCAL DEVELOPMENT PLAN

Report by Director of Planning and Development

Summary

This report presents the Inner Moray Firth Proposed Local Development Plan (at Appendix 1) for approval as the Council's settled position on the land use planning framework for the Inner Moray Firth area. The Proposed Plan includes a vision and spatial strategy for the area, and details of the locations and types of development considered to be suitable to deliver that vision. Members are asked to approve the Proposed Plan to enable a 6 week public consultation. The Proposed Plan is accompanied by an Action Programme (at Appendix 2) which sets out actions required to deliver the developments and policies in the Plan.

This Proposed Plan has been informed by comments received during the Main Issues Report consultation that was held last year. A summary of these comments and the proposed Council response to these (at Appendix 3) has been available on the Council's website and in the Members' library since Monday 9th September.

1. Background and Context

- 1.1 The [Inner Moray Firth Local Development Plan \(IMFLDP\)](#) is one of three area local development plans to be prepared by the Highland Council. Together with the [Highland-wide Local Development Plan \(HwLDP\)](#), adopted in April 2012, and more detailed [Supplementary Guidance](#), these three plans will form the Council's Development Plan against which planning decisions are made.
- 1.2 This version of the Plan is known as the Proposed Plan (see Appendix 1) and is being presented for approval as the Council's settled view for where future development should and should not occur in the Inner Moray Firth area over the next 10-20 years. It includes a vision and spatial strategy, details of development sites and infrastructure requirements and a small number of planning policies. It is also accompanied by an Action Programme (see Appendix 2) setting out actions required to deliver the Plan's policies and proposals.
- 1.3 The Proposed Plan has been informed by nearly 1,000 comments received during the Main Issues Report consultation held between April and July 2012 (see Appendix 3), as well as partnership work with Key Agencies and further analysis of environmental, technical and infrastructure issues.

2. The Proposed Plan - Format, Vision & Strategy

- 2.1 In line with the Scottish Government's ongoing aim to modernise the planning system, the Proposed Plan has been designed to be more accessible and user-friendly. Colour coding and hyperlinks (in the electronic version) enable users to find the sections of interest to them quickly and easily. The Proposed Plan describes the characteristics of each settlement or development area and the factors that need to be considered for delivering development. This includes infrastructure requirements for transport, schools, and water and waste water facilities.
- 2.2 The Council's adopted HwLDP establishes the vision and spatial strategy for the IMFLDP area and this has been carried forward to the Proposed Plan. Further detail is provided on the strategy for two key growth areas in the Inner Moray Firth – the Inverness to Nairn growth area and the Ross-shire growth area. For Inverness to Nairn this means more of an emphasis on consolidating existing settlements rather than rapid early growth. In Ross-shire additional housing land allocations are proposed in the main towns to accommodate the sharp upturn in employment activity at Nigg and Invergordon.
- 2.3 One of the main features of the strategy for Inner Moray Firth is a renewed emphasis on our city, town and local centres. Policy 1 of the Proposed Plan introduces a sequential approach that prioritises growth and investment in all our existing centres. Inverness city centre is proposed as a 'Priority Action Area' where a sequential approach directs all regional scale development before any other location can be considered. The boundary of the city centre is also proposed to be widened to include sites for redevelopment and to enable greater diversification of uses. An update to the City Centre Development Brief will promote quick and beneficial reuse of sites and buildings that are likely to become vacant.
- 2.4 The Proposed Plan looks forward to 2031 and allocated sufficient land to meet the land requirement figures defined through the HwLDP process. Sites have capacity for around 24,000 homes, 400ha of employment land within settlements, and around 1,000ha at strategic employment sites such as Nigg and Whiteness. However, with the slow down in the property market and in response to comments received the phasing of development has been adjusted to enable a more gradual expansion.
- 2.5 In terms of environmental issues a new water quality safeguard will apply for the area around Loch Flemington. The housing in the countryside Hinterland boundary has been expanded at Ardrross, Kiltarlity, Glenurquhart and Bunloit (but contracted at Torness) to provide greater protection to these areas from inappropriate development. The Special Landscape Area at Streens has been expanded, with further amendments to reflect the Proposed Plan boundary where it borders the Cairngorms National Park. Locally important greenspaces are identified on the settlement maps to be safeguarded from development; however, please note that these boundaries need to be refined after Committee.

3. Comments received during the Main Issues Report Consultation

- 3.1 The Main Issues Report (MIR) consultation took place over a 12 week period incorporating 35 public exhibitions and round table community workshops. Almost 1,000 separate comments were received, details of which have been available on the Council's website www.highland.gov.uk/imfldp since June. Appendix 3 (which has been available on the Council's website and in the Members' Library) sets out the summary of responses on each issue and the proposed Council response to these comments. Officers have also attended ward business meetings to inform Members of the issues and proposed responses relevant to their area.
- 3.2 Several comments on the MIR suggested potential alternative development sites that hadn't been previously considered by the public, Members or agencies. Officers assessed these sites for their environmental effects and subsequently the Council ran an Alternative Sites and Uses consultation over the summer of 2013. Appendix 3 includes comments made on these sites and the proposed Council responses to these.
- 3.3 Apart from the Strategy changes outlined above, key changes since the Main Issues Report are:
- Business allocations to support the potential distillery expansion at Tain and Muir of Ord as well as a new distillery and expanded facilities at Alness;
 - Business allocations at Averon Way (Alness), Alness Point, the former House of Beauly, Wellhouse (Beauly), Cawdor village centre and Drumossie (Inverness);
 - New and expanded housing allocations at Clachnaharry Quarry (Inverness), Kinellan (Strathpeffer), Kirksheaf (Tain), Rosskeen (Invergordon) and Corrie Road (Muir of Ord);
 - Deletion of the following development options to respond to MIR comments and implications for environment and infrastructure: Wards Farm (Fortrose), Teandallon (Evanton), south west of the playing field at Culbokie, Househill (Nairn), Nutwood House (Strathpeffer), West of Clunes House (Kirkhill), Welltown of Easter Leys (Inverness);
 - Diversification of acceptable land uses at:
 - a. Fortrose and Inchmore to allow the possibility of retail or other commercial development;
 - b. North Kessock to allow business uses to improve the marketability of the golf course development;
 - c. Inverness Harbour to allow a more feasible and attractive waterfront development;
 - d. Invergordon railway sidings and Mains North to improve feasibility and housing choice;
 - e. Contin Mains and MacMillan's Yard (Kirkhill) to improve marketability;
 - f. Stratherrick Road, Inverness to allow retention of office uses;
 - g. Milton of Leys, to provide housing alongside a wider employment allocation, and;
 - h. Ashton Farm and West Seafield to allow flexibility for future transport and market demand options;
 - Support for Whiteness as a renewables shorebase not as a tourism village;

community woodland at Dunain, and community uses at Inverness High and Gaelic Schools;

- Supplementary Guidance to be prepared for developments at Torvean & Ness-side, Nairn South, Market Hill (Fort Augustus), Muiralehouse (Avoch), Tore and Ashton Farm (Inverness), and various conservation areas;
- Reduced housing capacity at Achareidh, Nairn;
- Deletion of options for temporary stop sites for travellers but allowance for this use within mixed use allocations at Torvean quarry and the Longman Landfill; and
- Gradual phasing of larger development sites in villages such as Drumnadrochit, Culbokie, Tore and Conon Bridge, to restrict the pace of expansion.

3.4 Members should note that minor changes may need to be made to the Plan after Committee to improve formatting and presentation, for example, summarising the list of requirements for each development site more concisely. We are also required to publish a schedule of Council-owned land that is covered by any policies or proposals in the Plan – this will be made available on publication for consultation.

4. Status of the Proposed Plan

4.1 After it is approved by Committee the Proposed Plan can be used as a material consideration in determining planning applications. The main documents for making planning decisions will be the HwLDP, Supplementary Guidance and the Local Plans relevant to the area that have been ‘continued in force’. These are:

- Inverness Local Plan (adopted 2006, continued in force 2012)
- Ross and Cromarty East Local Plan (adopted 2007, continued in force 2012)
- Nairnshire Local Plan (adopted 2000, continued in force 2012)
- Badenoch and Strathspey Local Plan (adopted 1997, continued in force 2012)

4.2 Once adopted, the Inner Moray Firth Local Development Plan will join the HwLDP and Supplementary Guidance as part of the Development Plan that will be used to determine planning applications in the Inner Moray Firth area. Any allocation and/or text in the adopted HwLDP that relates to sites within this Plan area will be updated by the Inner Moray Firth Local Development Plan to reflect the most up to date circumstances. It will also replace the Local Plans (as continued in force) listed above*.

* With the exception of Achnasheen which is currently allocated in the Ross & Cromarty East Local Plan and will, in due course, be covered by the West Highland and Islands Local Development Plan.

4.3 The HwLDP includes some development sites (and corresponding text) that lie within the Inner Moray Firth (IMF) area. These sites have been tested through an independent [Examination](#) and so the principle of development has been accepted. The vast majority of these sites have been “rolled forward” into the Proposed Plan with little or no change. It is therefore intended that any Proposed

Plan content that was previously approved through the HwLDP should not be re-examined through the IMFLDP process. At the Examination stage of the plan we will ask Reporters to acknowledge that the principle of development of these sites has already been accepted, and that only the Plan content that was not previously approved through the HwLDP should be subject to Examination through the IMFLDP process. Minor changes such as the mix of uses or phasing would be open to comment. Some of the same sites now have an extant planning permission, for example at Delnies, Tornagrain and Stratton. It is intended to take a similar approach to these sites.

5. Next Steps

- 5.1 The Proposed Plan approved by Committee will represent the settled view of the Council for guiding future development in the Inner Moray Firth area. However, the Proposed Plan will be subject to full public consultation. The Proposed Plan has been designed as an interactive document which is easy to navigate and make comments on. An online comments form has been designed to make it easy for users to submit their comments to the Council and to help streamline the consultation process. An updated Environmental Report will be subject to consultation alongside the Proposed Plan.
- 5.2 Previous stages in the preparation of the Plan have included extensive public consultation and publicity. The Proposed Plan consultation is proposed to last for 6 weeks. It is an important stage as it is likely to be the last opportunity for people to make comments that can be considered in the subsequent Examination process. During the consultation officers will attend Ward Forums to inform the public of the opportunity to comment and to explain the next stages in the plan process. Social media, press adverts and a radio campaign will help to raise awareness of the consultation. The Council is also required to write to every property within a 20 metre distance of the boundary of any site allocated in the Proposed Plan to inform them that the Council proposes to allocate the site for development. These letters will be accompanied by a map of the relevant area or settlement with details of how they can make comments on the Proposed Plan.
- 5.3 Following the 6 week period, Committee will be informed of comments received and asked to approve any amendments to the Council's position in order to progress towards Examination and adoption of the Plan.

6. Implications

6.1 Environmental

- A Strategic Environmental Assessment (SEA) has been prepared to ensure that the plan does not have significant adverse environment effects. These effects and resultant mitigation are recorded through a Revised Environmental Report which will be subject to the same public consultation period as the Plan and will be sent to consultation authorities for comment. The SEA has been key to the decision making process for site selection and mitigation requirements.
- The Planning and Development Service is working in partnership with Scottish Natural Heritage on the production of a Habitats Regulation Appraisal Record.

This will be published alongside the Proposed Plan and will continue to be a live document until the Plan is adopted.

6.2 Resource:

- Printing and publicity costs associated with the publication of the Proposed Plan are allowed for within existing Planning & Development Service budgets.

6.3 Legal, Equality, Climate Change/Carbon Clever, Risk:

- All local development plans are subject to potential challenge in the courts but on matters of procedure rather than policy. The correct legislative procedures will be followed to progress the plan which will minimise the risk and implications of any challenge.
- An Equalities Impact Assessment (EqIA) screening report has been undertaken which has found that a full EqIA is not required. The report will be submitted to the Council's Equalities Monitoring Group and will be available on the Council's website.
- The Proposed Plan requires a full SEA which addresses climate change implications. It will be a potential major contributor to the Council's Carbon Clever initiative, particularly through its approach to transport infrastructure and by promoting high quality design and layout and low carbon homes.
- There are no other risk implications directly arising from this report.

7. Recommendation

7.1 Committee is asked to:

- (i) note the comments received on the Main Issues Report and the proposed responses as set out in Appendix 3;
- (ii) agree the Proposed Plan and Action Programme as set out in Appendices 1 and 2 for a 6 week public consultation subject to minor post-Committee changes, including formatting, typographic and illustrative amendments agreed in consultation with the Chair of this Committee;
- (iii) acknowledge that, as the settled view of the Council, the Proposed Plan as approved will be treated as a material planning consideration for development management purposes as of 18th September 2013.

Designation: Director of Planning and Development

Date: 9th September 2013

Author: Scott Dalgarno, 01463 702592

Background Papers:

Appendix 3: Summary of comments received on IMFLDP MIR and responses:
<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/imfldp.htm>

Adopted Highland wide Local Development Plan:

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/HighlandWideLocalDevelopmentPlan.htm>

Inner Moray Firth Local Development Plan: Main Issues Report:

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/imfldp.htm>

Inner Moray Firth Local Development Plan:
Action Programme

Section 1

Introduction

Explains the purpose of the Action Programme and its structure.

Section 2

Action Programme: Settlements Section

Sets out the sites which require coordinated action and the preparation of development briefs or master plans to guide their development

Section 3

Action Programme: Essential Facilities and Infrastructure Section

Identifies the delivery mechanisms to coordinate development proposals with the infrastructure and services needed to support them

Section 4

Action Programme: Historic Environment Section

Identifies the guidance the Council will prepare to guide development within conservation areas.

Introduction:

The Proposed Action Programme accompanies the Inner Moray Firth Local Development Plan (IMFLDP) Proposed Plan. Section 21 of the Planning etc. (Scotland) Act 2006 requires planning authorities to prepare an Action Programme setting out how the authority proposes to implement their Local Development Plan (LDP). The Council must adopt and publish the an adopted Action Programme within 3 months of the adoption of the LDP. The Council then have a statutory duty to update the Action Programme every 2 years.

This Action Programme identifies the key projects which the Council intends to lead or be involved in to deliver the Local Development Plan vision and spatial strategy. Action Programmes are important documents which provide clarity as to the steps required to achieve the goals and visions set out in the LDP, who must be involved, and sets out clearly the stages and timescales to which we are working in order to let the public know how we are delivering development.

This Action Programme sets out:

- A list of actions required to deliver each of the plan's policies and proposals;
- The name of the agency/ies who will carry out the action; and
- The timescale for carrying out each action.

Through its statutory review the Action Programme will be used to provide an update on the progress of particular actions. To deliver this Action Programme we will work with other partners on specific actions. Where this is the case and where partners are required to feed into the identified actions or indeed lead on them they are named in the Action Programme, this includes Key Agencies, local interest groups, and the development industry.

Structure of the Action Programme:

The structure of the Action Programme is split into the following two sections.

SETTLEMENTS SECTION: The actions here relate to the implementation of the development sites identified throughout the area. Whilst most of the sites will come forward through the normal planning application process, there are a number of sites which require coordinated action and the preparation of development briefs or master plans to guide development. These sites are identified in the Settlements section.

ESSENTIAL FACILITIES AND INFRASTRUCTURE SECTION: The Council recognises that adopting the Inner Moray Firth Local Development Plan is not the end of the story as development plans need to be deliverable. The challenge in

tough economic times is to deliver effective sites and developments to support the aims of the Plan. This section of the Action Programme is intended to help align the delivery of the Local Development Plan with investment in infrastructure and facilities. This section should be used by all the agencies as a delivery mechanism to coordinate development proposals with the infrastructure and services needed to support them.

HISTORIC ENVIRONMENT SECTION: The actions here relate to the preparation of guidance for development within conservation areas which will support the emerging Conservation Area Management Plans.

Settlement	Proposals	Actions	Agency	Notes
SETTLEMENT SECTION				
Loch Flemington	Development within the water catchment of Loch Flemington	The Council will produce supplementary guidance to require that all development proposals within the water catchment of Loch Flemington use appropriate foul drainage arrangements to facilitate the ecological recovery of the Loch.	The Council, SEPA, Scottish Water	
City				
Inverness				
City Centre	To identify and promote new opportunities which arise in the centre of Inverness and based on the same guiding principles set out in the approved Brief's vision and key themes.	The Council may produce revised Supplementary Guidance for Inverness City Centre via a review of its approved City Centre Development Brief.	Landowners, Developers, the Council	

Settlement	Proposals	Actions	Agency	Notes
Central Inverness				
IN9 - Land to South and East of Inverness Harbour Marina	Mixed use tourism/business development which includes land reclamation.	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan.	Landowners, SEPA, the Council, Transport Scotland, SNH (consultation role regarding Habitats Regulation Appraisal)	
IN8 & IN13 - Former Longman Landfill Sites	Transport infrastructure improvements and mixed use development.	The Council intends to prepare and subsequently adopt as Supplementary Guidance a development brief / framework plan for the site which may include the wider former landfill area.	Landowners, SEPA, SNH, the Council, Transport Scotland	
IN2 - Porterfield Prison	Potential housing development site	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan.	Scottish Prison Service, the Council	
IN3- Hedgefield House	Potential housing development site	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan.	Landowner, Historic Scotland, the Council	

Settlement	Proposals	Actions	Agency	Notes
IN7 - Cameron Barracks	Potential mixed use site if Ministry Of Defence (MOD) were to relocate.	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan.	Landowner, Historic Scotland, the Council	
IN54 – Drummond Hill	Mixed use development.	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan.	Landowners, Historic Scotland, the Council.	
West Inverness				
IN21 -Muirtown Basin	Transform Muirtown Basin and surrounding area into a leisure/tourism centre.	The Council to input into a developer-led charrette and subsequent masterplan for the Muirtown Basin area.	Scottish Canals, the Council	Autumn 2013
South Inverness				
IN32 - Knocknagael	Housing development including community green space/ allotments	Alongside the submission of a planning application developer led masterplan for development, following major pre-application enquiry	Developer, the Council	Previous application submitted and withdrawn, call for sites submitted by developer. Application submitted and withdrawn prior to pre-application enquiry.

Settlement	Proposals	Actions	Agency	Notes
IN67 & IN49 - Bogbain (East and West)	Mixed use including business/tourism, and housing	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan.	Landowners, the Council	
IN52 - East of Culcabock Avenue	Mixed use development.	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan.	Landowner, Historic Scotland, the Council	
IN65 - Land at Raigmore / Beechwood	Address transport issues to enable development.	The Council intends to prepare and subsequently adopt as Supplementary Guidance a development brief / framework plan for the site. This will be guided by the following principles and incorporate the following requirements: no net detriment to the strategic road network; consensus building with the community and other stakeholders; Flood Risk Assessment and resultant mitigation; reconfiguration and potential expansion of Inshes Retail Park.	Landowners, NHS Highland, Transport Scotland, the Council	Committed in Highland-wide Local Development Plan; developer contributions collected/committed as part of Inverness East, UHI Inverness Campus, Inshes and Milton of Leys housing and retail developments. Further developer contributions may be possible. In capital programme, dependent on East Link.

Settlement	Proposals	Actions	Agency	Notes
IN54 – Drummond Hill	Mixed use development.	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan.	Landowners, Historic Scotland, the Council.	
East Inverness				
IN82 - Ashton Farm and Adjoining Land	Mixed use development consisting housing, district park and potential for industrial, business, retail. Transport improvements including potential A9/A96 link road and local network distributor road.	Alongside the submission of a planning application the developer must prepare a planning framework plan to address land use and transport issues.	Landowners, the Council, Transport Scotland, HIE.	
IN83 - Stratton	Major mixed use development site including A9/A96 link road and local network distributor road.	Alongside the submission of a planning application developer masterplanning of each phase of development.	Transport Scotland, The Council, and the Developer	
Towns South				
Beauly				
BE1 - Beauly East	Housing development	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site.	Developer and the Council	

Settlement	Proposals	Actions	Agency	Notes
BE2 - Curling Pond/ Cnoc na Rath Field	Housing, Business, Community development	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site in the context of providing a link road connecting with Croyard road and requiring discussion with the Council on the potential for relocation on the primary school.	Developer, the Council	
BE1 - Beaully East, BE2 Curling Pond/ Cnoc na Rath Field and BE7 Wellhouse Nairn	Housing and mixed use developments	Alongside the submission of a planning application completion of link road connecting Station Road - Croyard Road - North end of High Street	Developers	
NA10 - Grigorhill	Delivery of a new cemetery to serve Nairn.	Alongside the submission of a planning application the Council TEC Service to acquire land, and provide all necessary infrastructure and service required for delivery of the new cemetery.	The Council	

Settlement	Proposals	Actions	Agency	Notes
NA3 - Achareidh	The delivery of small scale housing development on site with natural and built heritage considerations.	Alongside the submission of a planning application the Council Planning Service to participate in the delivery of developer led masterplan to identify the implications and mitigation in respect of listed building and setting and woodland interests.	Developer and the Council	
NA1 - East Showfield	Delivery of housing development on former showfield site.	Alongside the submission of a planning application the Council (on behalf of the Nairn Common Good) to investigate the potential for land exchange with land at Sandown with the Nairnshire Farmers Society to provide new show field.	The Council	
NA6 - Delnies	Delivery of housing, business, industrial and community.	Alongside the submission of a planning application developer delivery of appropriate access to be delivered in consultation with Transport Scotland and the Council.	Developer, the Council, Transport Scotland	
NA4 - Sandown	Delivery of housing, business and community.	Alongside the submission of a planning application delivery of developer led masterplan.	The Council	
NA7 - Town Centre	Regeneration of the Town Centre. The Council has already delivered a development brief.	The Council will participate in delivery of a development brief led by the local NICE community group.	The Council, NICE/Local community group	

Settlement	Proposals	Actions	Agency	Notes
NA8 - Nairn South	<p>Delivery of an expansion site for Nairn South. The Council have already delivered a Strategic Masterplan for the site.</p>	<p>The Council will participate in the Pause and Review of development in early phase of development. The delivery of a pedestrian/cycleway bridge over the railway line through accrued developer contributions.</p>	<p>The Council</p>	
NA9 - Nairn South (long term)	<p>Delivery of longer term expansion site for Nairn South.</p>	<p>Alongside the submission of a planning application the Council will participate in masterplan preparation for further development of site.</p>	<p>The Council</p>	

Settlement	Proposals	Actions	Agency	Notes
<p>Tornagrain</p> <p>TG1 - Tornagrain</p>	<p>Delivery of new town at Tornagrain forms an essential part of the development strategy for Inverness to Nairn growth area. Delivery of 259 hectares of land on the A96(T) to accommodate the new town to be built out over an estimated 30-40 year period. The proposal will be phased, comprising 7 main phases of development. The new town is intended to be largely self-sufficient with regard to retail, social and servicing needs. Delivery of 4960 homes, supporting community facilities including education and health care, retail, business, general industry, storage and distribution, hotels, residential institutions, leisure, petrol stations, associated landscaping, open space, infrastructure and services.</p>	<p>The site is identified for development post 2011. The delivery of Tornagrain will involve work with Transport Scotland to establish the requirements for the trunk road network and local road connections and improvements, particularly for realignment of the A96(T) and with Scottish Water over the water supply and wastewater treatment solution. Alongside the submission of a planning application the Council will input to a developer led masterplan to be prepared in a partnership arrangement involving as its core: the consortium of landowners, the Council, Transport Scotland, and Scottish Water.</p>	<p>The Council, Developer, Transport Scotland, Scottish Water</p>	

Settlement	Proposals	Actions	Agency	Notes
Towns North				
Alness				
AL1 - Crosshills	Housing development	Alongside the submission of a planning application, the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site.	The Council and developer	
AL2- Whitehills	Housing development	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site.	The Council, developer, SEPA	
AL6 - Milnafua Farm	Housing development	Alongside the submission of a planning application, the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site.	The Council, developer, SEPA	
Dingwall				
DW7 - Dingwall Riverside (North)	Development to accord with the provisions of the Dingwall Riverside Development Brief	The Council will re-visit the existing development brief which was adopted in 2010 and update it in line with the most up to date situation on constraints for the site. The Council will then take the document through statutory procedure to adopt the document	The Council Development Plans Team	

Settlement	Proposals	Actions	Agency	Notes
DW8 - Dingwall Riverside (South)	Development to accord with the provisions of the Dingwall Riverside Development Brief	<p>as statutory Supplementary Guidance.</p> <p>The Council will re-visit the existing development brief which was adopted in 2010 and update it in line with the most up to date situation on constraints for the site. The Council will then take the document through statutory procedure to adopt the document as statutory Supplementary Guidance.</p>	The Council Development Plans Team	
Fortrose and Rosemarkie				
FR1 Greenside Farm	Housing development	<p>Alongside the submission of a planning application Developer preparation of an overall masterplan in consultation with the community : this will include a revised access arrangement and traffic calming, pedestrian priority or road closure for Courthill road, and a solution for water pressure issues.</p>	Developer led, The Council, and Scottish Water	

Settlement	Proposals	Actions	Agency	Notes
Invergordon				
IG2 - Invergordon Mains West, IG7 Invergordon Mains East and IG8 Invergordon Mains North	Housing development	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the sites.	The Council, and the developer	
IG4 - House of Rosskeen	Housing Development	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site	The Council, and the developer	
IG6 - Seabank Tank Farm	Housing, Retail, Community, and Business development	The Council intends to adopt as supplementary guidance development brief for the site. This will be prepared in conjunction with the community, landowner and relevant public agencies and must provide for decontamination and removal of tanks.	The Council, and the developer	
IG12 Denly	Industry and Business	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site	The Council, and the developer	

Settlement	Proposals	Actions	Agency	Notes
Local Centres South				
Cawdor				
CD1 - Old School Playground	Proposal for major settlement expansion.	Alongside the submission of a planning application the Council will participate in delivery of developer led village masterplan.	Developer led, The Council	
CD2 - Opposite Old School	Proposal for major settlement expansion.	Alongside the submission of a planning application the Council will participate in delivery of developer led village masterplan.	Developer led, The Council	
CD3-10 - Expansion	Proposal for major settlement expansion.	Alongside the submission of a planning application the Council will participate in delivery of developer led village masterplan.	Developer led, The Council	
NS11 - Old Smithy	Proposal for major settlement expansion.	Alongside the submission of a planning application the Council will participate in delivery of developer led village masterplan.	Developer led, The Council	
Croy				
CR2 - West of primary school	Proposal for housing development, retail and community use.	Developer masterplan prepared in consultation with the community and submitted in support of any planning application.	Developer led, The Council	

Settlement	Proposals	Actions	Agency	Notes
Drumnadrochit DR5 - Drum Farm	Mixed use development	Alongside the submission of a planning application developer masterplan to address issues including land uses, architectural design and layout, landscaping, footpath/cycle way; green corridor retention, public vistas, separation between settlements; A82 junction.	Developer led, Transport Scotland, The Council - Planning and Development, TECs	
DR6 - Land south west of Coiltie Crescent	Mixed use development	Alongside the submission of a planning application developer masterplan to address issues including land uses, architectural design and layout, landscaping, footpath/cycle way; green corridor retention, public vistas, separation between settlements; A82 junction.	Developer led, NHS Highland, Transport Scotland, The Council - Planning and Development, TECs	
TM3, TM4, TM5 - Land at Tomatin	Housing development	Developer masterplan prepared in consultation with the community and submitted in support of any planning application.	Developer led, The Council	

Settlement	Proposals	Actions	Agency	Notes
Local Centres North				
Avoch				
AV3, AV4 and AV5 Muiralehouse Farm	Proposal for business, light industrial, community and housing development	Alongside submission of any planning application developer masterplan prepared in consultation with the community.	Developer, The Council Planning + Tecs, Scottish Water	
Conon Bridge				
CB3 - Land to South West of High Street	Development of a mixed use site mainly comprising of housing and community uses retaining the same level of playing field and parking provision on site.	Alongside submission of any planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site.	The Council Development Plans Team and Developer/Landowner	
CB4 - Former Fish Processing Site	Development of a mixed use site comprising homes, business and retail	Alongside submission of any planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site.	The Council Development Plans Team and Developer/Landowner	

Settlement	Proposals	Actions	Agency	Notes
Contin				
CT2- Contin Mains	Business/Tourism, Retail and Housing development	Alongside submission of any planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site.	The Council, Developer	
Cromarty				
CM1 - Sandlands	Suitable for mix of uses: housing, commerce, community (built uses) and extension to public carparking	Alongside the submission of any planning application developer preparation of a Design Statement and a Development Framework Plan.	Developer, The Council Planning + TECs	Need to refer to Sandlands Cromarty Development/Design brief however there is no longer a requirement for provision of a health centre as the existing health care centre has been extended.
Evanton				
EV2 - Teandallon East and EV4 - Drummond Farm	Housing development	Alongside the submission of a planning application, the Council intends to adopt as supplementary guidance a future comprehensive developer led masterplan or produce its own development brief for the sites	The Council, developer, SEPA	

Settlement	Proposals	Actions	Agency	Notes
EV3 - Culcairn	Housing, Business and Community Development	Alongside the submission of a planning application, the Council intends to adopt as supplementary guidance a future comprehensive developer led masterplan or produce its own development brief for the site.	The Council, developer	
Maryburgh				
MB1 - Maryburgh Expansion site (North)	Development of housing and associated infrastructure	Alongside the submission of a planning application, the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site.	The Council Development Plans Team and Developer/Landowner	
Strathpeffer				
SP1 Kinellan	Housing Development	Alongside the submission of a planning application the Council intends to adopt as supplementary guidance a future developer led masterplan or produce its own development brief for the site.	The Council, and developer	

Settlement	Proposals	Actions	Agency	Notes
<p>Tore</p> <p>TR2 South of Rocklobster Cottage</p>	<p>A genuine mix of community, business, industrial, and commercial uses, and housing. There is a need to accommodate a park and ride facility, and a new primary school (and if not a new primary then there will be a need to extend the existing primary school and provide a footbridge over the A9). Also consideration of additional community facility/open space requirements should be determined through the masterplan process.</p>	<p>The site is identified for development post 2021: preparation of a developer masterplan will be required to support its inclusion in the next LDP review. This will involve work with Transport Scotland to establish the requirements for the trunk road network, particularly at Tore roundabout, and with Scottish Water over the waste water treatment solution. The developer led masterplan needs to be prepared in a partnership arrangement involving as its core: the consortium of landowners, the Council, Transport Scotland, and Scottish Water</p>	<p>The developer led masterplan needs to be prepared in a partnership arrangement involving as its core: the consortium of landowners, The Council, Transport Scotland, and Scottish Water</p>	<p>Developer pre app for a park and ride at Tore 10/00042/PREAPP</p>

Settlement	Proposals	Actions	Agency	Notes
ESSENTIAL FACILITIES AND INFRASTRUCTURE PROJECTS SECTION				
Project ref.	Proposals	Actions	Agency	Notes
Alness, Beaully, Conon Bridge, Maryburgh, Contin, Cromarty, Culbokie, Dingwall, Evanton, Fortrose, Rosemarkie, Muir of Ord, Munloch, Portmahomack, Tore, Seaboard, Strathpeffer, Tain	WTW asset infrastructure capacity for Assynt to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	
Culbokie	WTW asset infrastructure capacity to keep pace with development as it comes forward	Scottish Water will need to upsize water supply mains and completion of link mains once committed development requires it.	Scottish Water	
Fortrose, and Munloch	Strategic review and improvements to the quality of our school building provision	The Council Education will complete a Sustainable Schools Estates Review which will determine the need for new primary school sites in Fortrose and Munloch	The Council education	

Settlement	Proposals	Actions	Agency	Notes
Fortrose	WTW Asset infrastructure capacity to keep pace with development as it comes forward	The link water main between Black Isle Trunk and the service reservoir at Fortrose and the service reservoir itself has very limited capacity, and assessment will be required to establish extent of water network and storage upgrades	Scottish Water	
Rosemarkie	WTW Network infrastructure capacity to be upgraded when necessary	New development would most probably have water pressure issues; a possible solution is installation of a new link main to service. This network solution will be developer funded.	Scottish Water and the developer	
Tore	Network connection from Tore WWTW to Muir of Ord WWTW	Major new development will require connection to the public sewer and due to poor ground conditions/drainage problems this will most likely require connection from existing WWTW in Tore to the Muir of Ord WWTW. This will need to be in place once committed development requires it.	Scottish Water and developer	
Avoch, Cromarty, Culbokie, Fortrose and Rosemarkie, Munlochy, North Kessock, and Tore	All development allocations identified in the Black Isle	Delivery of Black Isle Transportation corridor improvements by TECs, with appropriate and proportionate developer contributions towards the fund.	TECs to deliver and developers to contribute funds towards	

Settlement	Proposals	Actions	Agency	Notes
Avoch, Fortrose, Rosemarkie, Munlochy, and Cromarty	All development allocations identified in Avoch, Fortrose, Rosemarkie, Munlochy, and Cromarty	Delivery of core path between Munlochy and Avoch by The Council core paths team with appropriate and proportionate developers contributions towards the fund.	The Council core paths team to deliver and developers to contribute funds towards	
Fortrose, Rosemarkie, Cromarty, Avoch, Munlochy	All development allocations identified in Avoch, Fortrose, Rosemarkie, Munlochy, and Cromarty	Enhancements to the Black Isle Leisure Centre by HLH with appropriate and proportionate developers contributions towards the fund.	High Life Highland to deliver and developers to contribute funds towards	
Tain	Implementation of priorities identified by the Tain Active Travel Audit	Developers will be responsible for implementing actions as they relate to their sites. The Council TEC Services will work in partnership to deliver wider improvements and priorities.	The Council TEC Services and Developers	
Tain	Strategic review and improvements to the quality of our school building provision	The Council Education will complete a Sustainable Schools Estates Review which will determine the need for school provision in Tain	The Council ECS	
Tain and Seaboard Villages	WTW asset infrastructure capacity for Newmore to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	

Settlement	Proposals	Actions	Agency	Notes
Dingwall	Delivery of Kinnaidie Link Road	TEC Services will deliver the Kinnaidie Link Road to release development potential at Dingwall North.	The Council TEC Services and developers to contribute funds towards delivery	
Dingwall	Revised Developer contributions Protocol for Strategic Infrastructure Improvements in Dingwall	The Council Planning and Development will update the existing Dingwall Developer Contributions Protocol to reflect the most up to date positions on costs and requirements to facilitate delivery of strategic infrastructure in Dingwall. It will be adopted as Statutory Supplementary Guidance	The Council P&D in partnership with The Council TEC Services and The Council ECS	
Dingwall	Strategic Flood Risk - Appraisal of Options	The Council will work with SEPA to consider the options available to reduce the risk of flooding in Dingwall	The Council TEC Services in Partnership with The Council P&D and SEPA	
Dingwall	Implementation of priorities identified by the Dingwall Active Travel Audit	Developers will be responsible for implementing actions as they relate to their sites. The Council TEC Services and HITRANS will work in partnership to deliver wider improvements and priorities.	The Council TEC Services, HITRANS and Developers	
Dingwall	Strategic Improvements to the existing water and waste water network in Dingwall West	The Council will work with Scottish Water to identify and address existing issues in the water and waste water network in Dingwall	The Council TECS in partnership with Scottish Water	

Settlement	Proposals	Actions	Agency	Notes
Conon Bridge	WWTW asset infrastructure capacity for Conon Bridge to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	
Conon Bridge	All development required to make contribution towards provision of community facilities at Ben Wyvis Primary School	Continue to provide modern facilities in the community wing of Ben Wyvis Primary School in line with developer contributions protocol for the community facilities at the School.	The Council ECS	
Muir of Ord	WWTW asset infrastructure capacity for Muir of Ord to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	
Muir of Ord	Delivery of replacement bridge over the railway and associated access improvements	The Council TEC Services to deliver new railway crossing - work commencing 2013	The Council TECS	
Maryburgh	WWTW asset infrastructure capacity for Conon Bridge to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	

Settlement	Proposals	Actions	Agency	Notes
Maryburgh	All development required to make contribution towards provision of community facilities at Ben Wyvis Primary School	Continue to provide modern facilities in the community wing of Ben Wyvis Primary School in line with developer contributions protocol for the community facilities at the School.	The Council ECS	
Tain and Seaboard Villages	All development allocations identified in Tain and Seaboard Villages	Enhancements to the Tain Royal Academy Community Complex by HLH with contributions sought with appropriate and proportionate developers contributing towards the fund.	HLH to deliver and developers to contribute funds towards	
Dingwall, Muir of Ord, Maryburgh, Conon Bridge	All development allocations identified in Dingwall, Muir of Ord, Maryburgh and Conon Bridge	Enhancements to Dingwall Leisure by HLH with contributions sought with appropriate and proportionate developers contributing towards the fund.	HLH to deliver and developers to contribute funds towards	
Beaully	Replacement of current primary school	The Council Education will determine the location of any new primary school	The Council ECS	
Beaully	Traffic calming	Installation of comprehensive traffic calming measures throughout the town	Developers	
Beaully, Inchmore, Kirkhill, Kiltarlity	New community facility - 4 court games hall, fitness room, dance studio and meeting room	New community facility, contributions will be sought with appropriate and proportionate developers contributing towards the fund	HLH to deliver and developers to contribute funds towards	

Settlement	Proposals	Actions	Agency	Notes
Beauly	WWTW asset infrastructure capacity for Beauly to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	
Invergordon	Upgrade to Tomich Junction	TEC Services will prepare a developer contributions protocol that will also provide an indication of the likely alignment	The Council TEC Services and Transport Scotland to deliver and developers to contribute funds towards delivery	
Alness and Invergordon	Regeneration of Alness and Invergordon school estate	The Council Education will complete a Sustainable Schools Estates Review which will determine there preferred option for the regeneration of Alness and Invergordon school estate	The Council ECS	
Invergordon	Upgrade to Invergordon Leisure Centre including additional dry slide changing capacity and additional parking capacity	Leisure centre upgrade, contributions will be sought with appropriate and proportionate developments contributing towards the fund	HLLH to deliver and developers to contribute funds towards	

Settlement	Proposals	Actions	Agency	Notes
Alness and Invergordon	Implementation of priorities identified by the Dingwall Active Travel Audit	Developers will be responsible for implementing actions as they relate to their sites. The Council TEC Services and HITRANS will work in partnership to deliver wider improvements and priorities.	The Council TEC Services, HI TRANS and Developers	
Invergordon	WWTW asset infrastructure capacity for Invergordon to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	
Kiltarlity	WWTW asset infrastructure capacity for Kiltarlity to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	
Kirkhill	WWTW asset infrastructure capacity for Kirkhill to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	

Settlement	Proposals	Actions	Agency	Notes
Alness	Upgrade to Averon Leisure Centre and Alness Pool including extension/relocation of fitness room and creation of dance studio and upgrade of swimming pool and aquatic provision	Leisure centre and swimming pool upgrade, contributions will be sought with appropriate and proportionate developments contributing towards the fund	HLH to deliver and developers to contribute funds towards	
Alness	WWTW asset infrastructure capacity for Alness to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	
Contin	WWTW asset infrastructure capacity for Contin to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	
Evanton	WWTW asset infrastructure capacity for Evanton to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	

Settlement	Proposals	Actions	Agency	Notes
Evanton	Additional parking at Evanton Sports Centre	Contributions will be sought for expanded car park with appropriate and proportionate developments contributing towards the fund	HLH to deliver and developers to contribute funds towards	
Inchmore	WWTW asset infrastructure capacity for Inchmore to keep pace with development as it comes forward	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required	Scottish Water	
Ross-shire Wide	A9 Junction Improvements	Dependant on the outcome of Transport Assessments for developments in the area upgrades may be required to following A9 junctions in particular: Munloch, Evanton (south), Skiach, Alness/Invergordon junctions including Dalmore, Rosskeen and Tomich and Delny Industrial Estate/Barbaraville	The Council TECS and Transport Scotland	
Tore	Park and Ride	Delivery of Park and Ride facility in Tore	The Council TECS, Transport Scotland, HITRANS and Developer	
Inverness	City centre to UHI Inverness Campus cycle route	Ensure developments assist (or at least do not obstruct) creation of the route.	The Council, HITRANS	

Settlement	Proposals	Actions	Agency	Notes
Inverness	Inverness West link road and river and canal crossing	Council commitment; in Highland-wide Local Development Plan; route chosen, progressing toward planning application being submitted late 2013. Strategic requirement for development of Torvean/Ness-side.	Delivery of West Link by TECs, with appropriate and proportionate developers contributions.	
Inverness	Culduthel Rd – Junction upgrades on corridor to reduce delays and implement bus priority	To be part funded by developer contributions.	TECs to deliver and developer contributions to be sought from developments which generate additional trips along this route	
Inverness	A862 Telford Street junctions and signalisation improvements to increase capacity, improve pedestrian facilities and bus priority	To be part funded by developer contributions.	TECs to deliver and developer contributions to be sought from developments which generate additional trips on this road e.g. Charleston, Muirtown, west of Inverness etc.	

Settlement	Proposals	Actions	Agency	Notes
Inverness	Distributor road connection between Leachkin and General Booth Roads at Charleston	To be part funded by developer contributions.	TECs to deliver and developers to contribute funds towards	
Inverness	Major upgrade at Longman roundabout	Some improvements delivered as part of Kessock Bridge repair works, Transport Scotland currently exploring options	TECs, Transport Scotland	
Inverness	Coastal path between Inverness, Ardersier/Whiteness and Nairn	Committed in Highland-wide Local Development plan and Green Networks Supplementary Guidance where route is identified, committed developer contributions in legal agreements for Tornagrain, Inverness East and Delnies.	TECs to deliver and developers to contribute funds towards	
Inverness	Improve pedestrian environment and priority on the river side	Identified as a priority L51 in the Inverness Active Travel Audit and City Centre Development Brief; potential for developer contributions to be sought from development sites in the area; potential for public sector lead regeneration scheme and as part of River Ness Flood Alleviation Scheme.	TECs to deliver and developers to contribute funds towards	

Settlement	Proposals	Actions	Agency	Notes
Inverness	Improved active travel facilities on radial routes including junctions to/from the city centre	Implement as part of general standards in Transport Appraisal. As identified in the Inverness Active Travel Audit.	TECs to deliver and developers to contribute funds towards	
Inverness	Increased cycle parking in Inverness City Centre	Implementation of cycle parking standards from the Council's 'Roads and Transport Guidelines for New Development'; potential for increased cycle parking as part of regeneration of Academy Street/Station Square	The Council	
Inverness	Bus priority measures in city centre	Identified in the Local Transport Strategy. Implement as part of general standards in Transport Appraisal	The Council	
Inverness	Improve visibility and accessibility of entrances to Inverness Bus and Rail Stations	Identified in the Inverness Active Travel Audit and the Council's City Centre Development Brief. Likely to be a public sector led project, possibly as part of proposed wider Academy Street/Station Square area regeneration scheme.	The Council	
Inverness	Improve pedestrian environment and priority on Academy Street/Station Square	Public Sector lead regeneration scheme, included in Inverness City Centre Development Brief. Potential for developer contributions to be sought from development sites in the area.	TECs to deliver and developers to contribute funds towards	

Settlement	Proposals	Actions	Agency	Notes
Inverness	Relocate Inverness Bus Station closer to rail station	Longer term aspiration, included in long term vision section of Inverness City Centre Development Brief. Land to be identified and safeguarded.	The Council, Stagecoach, Network Rail	
Inverness	A82 Glenurquhart Road/Tomnahurich Street – introduce parking restrictions to increase capacity and facilitate bus priority	As a trunk road it would need to be lead by Transport Scotland. The Council to assist.	The Council, Transport Scotland	
Inverness	Increased parking provision west side of River Ness	Identify and safeguard potential site.	The Council	
Inverness Growth Corridor	Park and ride in east Inverness	Committed in Highland-wide Local Development plan and conditioned on Inverness East permission.	The Council	
Inverness Growth Corridor	East link connecting A96 and A9	Committed in Highland-wide Local Development Plan and Scottish Government STPR; Continue to assist Transport Scotland who are currently exploring options.	Transport Scotland, The Council	
Inverness Growth Corridor	Rail station at Dalcross incorporating park and ride, public transport interchange and active travel links	Identify and safeguard potential sites. Continue to work in partnership with relevant stakeholders to deliver the rail station.	The Council, HITRANS, Transport Scotland	
	Dual A9 south of Inverness	To help assist Scottish Government in their commitment to deliver by	Transport Scotland, The Council	

Settlement	Proposals	Actions	Agency	Notes
		2025.		
	Improve A82 between Inverness and Fort Augustus	Potential for local improvements and/or developer contributions in association with development at Fort Augustus and Drumadrochit.	Transport Scotland to deliver with developers to contribute funds towards	
Inverness to Nairn -all development	Dualling of A96, including provision of active travel links	To help assist Scottish Government in their commitment to deliver by 2025 by identifying and safeguarding land for potential routes.	Transport Scotland to deliver with developers to contribute funds towards	
Inverness to Nairn -all development	WWTW and WTW asset infrastructure capacity to keep pace with development as it comes forward. Elements of sewerage network improvements may fall to developers.	Developers to engage with Scottish Water and Scottish Water will invest in the WTW asset infrastructure to ensure that sufficient capacity is provided prior to this being required. Scottish Water will need to develop new source, upsize water supply mains and completion of link mains once committed development requires it. Provision of new WWTW to accommodate all development in the Inverness to Nairn growth area.	Scottish Water	
Inverness to Nairn -all development	Road re-alignment, provision of a Nairn Bypass	Transport Scotland to deliver trunk road Nairn Bypass, in consultation with The Highland Council	Transport Scotland, The Council, Landowners	

HISTORIC ENVIRONMENT SECTION

Settlement	Proposals	Actions	Agency	Notes
Dingwall	Dingwall Conservation Area	The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings and shop fronts throughout the conservation area.	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.
Ardersier	Ardersier Conservation Area	The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.

<p>Beaulieu</p>	<p>Beaulieu Conservation Area</p>	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	<p>The Council, Historic Scotland</p>	<p>This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.</p>
<p>Fort Augustus</p>	<p>Fort Augustus Conservation Area</p>	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	<p>The Council, Historic Scotland</p>	<p>This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.</p>

Inverness	Inverness Riverside, Crown, and Clachnaharry Conservation Areas	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.
Invergordon	Town Centre	<p>The Council will assess the merits of designating Invergordon town centre as a Conservation Area and consequently may produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.

Nairn	Nairn Conservation Area	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.
Cawdor	Cawdor Conservation Area	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.

<p>Avoch</p>	<p>Avoch Conservation Area</p>	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	<p>The Council, Historic Scotland</p>	<p>This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.</p>
<p>Fortrose</p>	<p>Fortrose Conservation Area</p>	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	<p>The Council, Historic Scotland</p>	<p>This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.</p>

Rosemarkie	Rosemarkie Conservation Area	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.
Tain	Tain Conservation Area	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.

<p>Cromarty</p>	<p>Cromarty Conservation Area</p>	<p>The Council will produce Supplementary Guidance which identifies the appropriate scale, massing and location for new development as well as appropriate types of materials to be used for such development and in the alteration, extension and refurbishment of traditional buildings throughout the conservation area.</p>	<p>The Council, Historic Scotland</p>	<p>This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.</p>
-----------------	-----------------------------------	---	---------------------------------------	---