

**Inner Moray Firth
Proposed Local Development Plan**



Proposed Action Programme

November 2013

An Samhain 2013

Prògram-gnìomh air a Mholadh

**Linne Mhoireibh A-staigh
Plana Leasachadh Ionadail air a Mholadh airson**

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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 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 indicative 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 itself is split into the following three 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.

NATURAL BUILT AND CULTURAL HERITAGE SECTION: The actions here relate to the preparation of guidance: for Loch Flemington to facilitate its ecological recovery; and to development within conservation areas which will support the emerging Conservation Area Management Plans.

Settlement	Proposals	Actions	Lead Agency and Stakeholders
SETTLEMENT SECTION			
City			
Inverness			
City Centre	To identify and promote new opportunities which may arise in the centre of Inverness.	Highland Council to revise Inverness City Centre Development Brief (indicative timescale for adoption as Supplementary Guidance is Summer 2014).	The Highland Council, and interested parties Subject to public consultation
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 a future developer led masterplan should be prepared. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with SEPA, the Highland Council, Transport Scotland, and SNH (in a consultation role regarding Habitats Regulation Appraisal), and interested parties Subject to public consultation
IN8 & IN13 - Former Longman Landfill Sites	Transport infrastructure improvements and mixed use development	The Highland Council intends to prepare a development brief / framework plan for the site which may include the wider former landfill area (indicative timescale for adoption of Supplementary Guidance is Spring 2015).	Development interests, with SEPA, SNH, the Highland Council, Transport Scotland, and interested parties Subject to public consultation

Settlement	Proposals	Actions	Lead Agency and Stakeholders
IN2 - Porterfield Prison	Potential housing development site	Alongside the submission of a planning application a future developer led masterplan should be prepared. The Highland Council to consider adoption as Supplementary Guidance.	Scottish Prison Service, with the Highland Council, and interested parties Subject to public consultation
IN3- Hedgefield House	Potential housing development site	Alongside the submission of a planning application a future developer led masterplan should be prepared. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with Historic Scotland, the Highland Council, and interested parties Subject to public consultation
IN7 - Cameron Barracks	Potential mixed use site if Ministry Of Defence (MOD) were to relocate.	Alongside the submission of a planning application a future developer led masterplan should be prepared. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with Historic Scotland, the Highland Council, and interested parties Subject to public consultation
IN54 – Drummond Hill	Mixed use development	Alongside the submission of a planning application a future developer led masterplan should be prepared. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with Historic Scotland, the Highland Council, and interested parties Subject to public consultation

Settlement	Proposals	Actions	Lead Agency and Stakeholders
West Inverness			
IN21 -Muirtown Basin	Transform Muirtown Basin and surrounding area into a leisure/tourism centre	The Council to input into developer-led charettes and subsequent masterplan for the Muirtown Basin area (to be prepared by Summer 2014). The Highland Council to consider adoption as Supplementary Guidance.	Scottish Canals, the Highland Council, and interested parties Subject to public consultation
South Inverness			
IN32 - Knocknagael	Housing development including community green space/ allotments	Development interests to prepare masterplan in liaison with Highland Council. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
IN67 & IN49 - Bogbain (East and West)	Mixed use development including business/tourism, and housing	Alongside the submission of a planning application a future developer led masterplan should be prepared. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, the Highland Council, and interested parties Subject to public consultation
IN52 - East of Culcabock Avenue	Mixed use development	Alongside the submission of a planning application a future developer led masterplan should be prepared. The Highland Council to consider adoption as Supplementary Guidance.	Development interests with Historic Scotland, the Highland Council, and interested parties Subject to public consultation

Settlement	Proposals	Actions	Lead Agency and Stakeholders
IN65 - Land at Raigmore / Beechwood	Address transport issues to enable development	The Highland Council intends to prepare and subsequently adopt as Supplementary Guidance a development brief/framework plan for the site (indicative timescale for interim Supplementary Guidance is Summer 2014). This will be guided by the following principles and incorporate the following requirements: no net detriment to the strategic road network; Flood Risk Assessment and resultant mitigation; reconfiguration and potential expansion of Inshes Retail Park.	The Highland Council, with development interests, NHS Highland, Transport Scotland, and interested parties Subject to public consultation
IN54 – Drummond Hill	Mixed use development	Alongside the submission of a planning application a future developer led masterplan should be prepared. The Highland Council to consider adoption as Supplementary Guidance.	Development interests with Historic Scotland, the Highland Council, and interested parties Subject to public consultation
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	The Highland Council intends to prepare and subsequently adopt as Supplementary Guidance a development brief/framework plan to address land use and transport issues for the site (indicative timescale for interim Supplementary Guidance is Summer 2014 with its adoption once the Inner Moray Firth Local Development Plan is adopted).	Development interests, with the Highland Council, Transport Scotland, Highlands and Islands Enterprise, and interested parties Subject to public consultation

Settlement	Proposals	Actions	Lead Agency and Stakeholders
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. The Highland Council to consider adoption as Supplementary Guidance.	Transport Scotland, with the Highland Council, the development interests, and interested parties Subject to public consultation
Towns South			
Beauly			
BE1 - Beauly East	Housing development	Alongside the submission of a planning application a future developer led masterplan/ development brief should be prepared. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
BE2 - Curling Pond/ Cnoc na Rath Field	Housing, Business, Community development	Alongside the submission of a planning application a future developer led masterplan/ development brief should be prepared in the context of providing a link road connecting with Croyard road and requiring discussion with the Highland Council on the potential for relocation on the primary school. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
BE1 - Beauly East, BE2 Curling Pond/ Cnoc na Rath Field and BE7	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

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Wellhouse			
Nairn			
NA10 - Grigorhill	Delivery of a new cemetery to serve Nairn	Highland Council to acquire site and provide new cemetery.	The Highland Council
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 Highland Council 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. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
NA1 - East Showfield	Delivery of housing development on former showfield site	Alongside the submission of a planning application the Highland Council (on behalf of the Nairn Common Good) to investigate provision of new show field through potential for land exchange with land at Sandown with the Nairnshire Farmers Society.	The Highland Council, with Nairnshire Farmers Society, and interested parties Subject to public consultation
NA6 - Delnies	Delivery of housing, business, industrial and community	Alongside the submission of a planning application developer delivery of appropriate access in consultation with Transport Scotland and the Highland Council.	Development interests, the Highland Council, Transport Scotland, and interested parties Subject to public consultation
NA4 - Sandown	Delivery of housing, business and community	Alongside the submission of a planning application delivery of developer led	Development interests, the Highland Council, and interested

Settlement	Proposals	Actions	Lead Agency and Stakeholders
		masterplan. The Highland Council to consider adoption as Supplementary Guidance.	parties Subject to public consultation
NA7 - Town Centre	Regeneration of the Town Centre. The Council has already delivered a development brief.	The Highland Council will participate in preparation of a development brief led by the local NICE community group. The Highland Council to consider adoption as Supplementary Guidance.	NICE/Local community group with The Highland Council, and interested parties Subject to public consultation
NA8 - Nairn South	Delivery of an expansion site for Nairn South. The Council have already delivered a Strategic Masterplan for the site.	The Highland Council will participate in the Pause and Review of development in an early phase of development and participate in the delivery of a pedestrian/cycleway bridge over the railway line through accrual of developer contributions.	The Highland Council, with Network Rail, and development interests Subject to public consultation
NA9 - Nairn South (long term)	Delivery of longer term expansion site for Nairn South.	Alongside the submission of a planning application the Council will participate in masterplan preparation for further development of site. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation

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Tornagrain			
TG1 - Tornagrain	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 in 7 main phases of development. The new town is intended to be largely self-sufficient with 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.	Alongside the submission of a planning application the Council will input to a developer led masterplan. The delivery of Tornagrain will establish the requirements for the trunk road network and local road connections and improvements, particularly for realignment of the A96(T), and for the water supply and wastewater treatment solution. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, Transport Scotland, Scottish Water, and interested parties Subject to public consultation
Towns North			
Alness			
AL1 - Crosshills	Housing development	Alongside the submission of a planning application preparation of developer led masterplan. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation

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AL2- Whitehills	Housing development	Alongside the submission of a planning application delivery of developer led masterplan. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
AL6 - Milnafua Farm	Housing development	Alongside the submission of a planning application delivery of developer led masterplan. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
Dingwall			
DW7 - Dingwall Riverside (North)	Development to accord with the provisions of the Dingwall Riverside Development Brief	The Highland Council will re-visit the existing development brief which was adopted in 2010 and update it in line with the situation on constraints for the site (indicative timescale for interim Supplementary Guidance is Winter 2014 with its adoption once the Inner Moray Firth Local Development Plan is adopted).	The Highland Council Subject to public consultation
DW8 - Dingwall Riverside (South)	Development to accord with the provisions of the Dingwall Riverside Development Brief	The Highland Council will re-visit the existing development brief which was adopted in 2010 and update it in line with the situation on constraints for the site (indicative timescale for adoption as Supplementary Guidance is Winter 2014).	The Highland Council Subject to public consultation

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Fortrose and Rosemarkie			
FR1 Greenside Farm	Housing development	Alongside the submission of a planning application developer preparation of an overall masterplan: 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. The Highland Council to consider adoption as Supplementary Guidance.	Development interests with the Highland Council, Scottish Water, and interested parties Subject to public consultation
Invergordon			
IG2 - Invergordon Mains West, IG7 Invergordon Mains East and IG8 Invergordon Mains North	Housing development	Alongside the submission of a planning application delivery of developer led masterplan. The Highland Council to consider adoption as Supplementary Guidance.	Development interest, with the Highland Council, and interested parties Subject to public consultation
IG4 - House of Rosskeen	Housing Development	Alongside the submission of a planning application delivery of developer led masterplan. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation

Settlement	Proposals	Actions	Lead Agency and Stakeholders
IG6 - Seabank Tank Farm	Housing, Retail, Community, and Business development	The Highland Council intends to prepare a development brief for the site which will provide for decontamination and removal of tanks (indicative timescale for adoption as Supplementary Guidance is Spring 2016).	The Highland Council, with the development interests, and interested parties Subject to public consultation
IG12 Delny	Industry and Business	Alongside the submission of a planning application delivery of developer led masterplan/ development brief for further development of site. The Highland Council to consider adoption as Supplementary Guidance.	The development interests, with the Highland Council, and interested parties Subject to public consultation
Local Centres South			
Cawdor			
CD1 - Old School Playground	Proposal for major settlement expansion	Alongside the submission of a planning application the Highland Council will participate in delivery of developer led village masterplan. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
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. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation

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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. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
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. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
Croy			
CR2 - West of primary school	Proposal for housing development, retail and community use.	Alongside the submission of a planning application the Council will participate in delivery of developer led masterplan. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
Drumnadrochit			
DR5 - Drum Farm	Mixed use development	Alongside the submission of a planning application provision of a developer masterplan to address issues including A82 junction. The Highland Council to consider adoption as Supplementary Guidance.	Developer interests, with Transport Scotland, The Highland Council, and interested parties Subject to public consultation

Settlement	Proposals	Actions	Lead Agency and Stakeholders
DR6 - Land south west of Coiltie Crescent	Mixed use development	Alongside the submission of a planning application provision of a developer masterplan to address issues including A82 junction. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with NHS Highland, Transport Scotland, the Highland Council, and interested parties Subject to public consultation
Tomatin			
TM3, TM4, TM5 – Land at Tomatin	Housing development	Alongside the submission of a planning application delivery of developer led masterplan. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
Local Centres North			
Avoch			
AV3, AV4 and AV5 Muiralehouse Farm	Business, community and housing development	Alongside the submission of a planning application delivery of developer led masterplan. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, Scottish Water, and interested parties Subject to public consultation

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Conon Bridge			
CB3 - Land to South West of High Street	Mixed use site mainly comprising of housing and community uses retaining the same level of playing field and parking provision onsite.	The Highland Council will prepare a masterplan /or development brief (indicative timescale for interim Supplementary Guidance is Spring 2015 with its adoption once the Inner Moray Firth Local Development Plan is adopted).	Development interests, with the Highland Council, and interested parties Subject to public consultation
CB4 - Former Fish Processing Site	Development of a mixed use site comprising homes, business and retail	The Highland Council will prepare a masterplan /or development brief (indicative timescale for interim Supplementary Guidance is Spring 2015 with its adoption once the Inner Moray Firth Local Development Plan is adopted)..	The Highland Council, Development interests, and interested parties Subject to public consultation
Contin			
CT2- Contin Mains	Business/Tourism, Retail and Housing development	Alongside the submission of a planning application delivery of developer led masterplan /or development brief. The Highland Council to consider adoption as Supplementary Guidance.	Developer interests, with the Highland Council, and interested parties Subject to public consultation
Cromarty			
CM1 - Sandlands	Mixed use development with suitable uses: housing, commerce, community (built uses) and extension to public car parking	Alongside the submission of a planning application developer provision of a Design Statement and a Development Framework Plan.	Development interests, with the Highland Council, and interested parties Subject to public consultation

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Evanton			
EV2 - Teandallon East and EV4 - Drummond Farm	Housing development	Alongside the submission of a planning application, a future comprehensive developer led masterplan or development brief. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, SEPA, and interested parties Subject to public consultation
Kirkhill			
KH5 – Groam Farm East	Business, Community and Housing Development	Alongside the submission of a planning application, provision of a comprehensive developer led masterplan or development brief for the site. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
EV3 - Culcairn	Housing, Business and Community Development	Alongside the submission of a planning application, a future comprehensive developer led masterplan or own development brief. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, and interested parties Subject to public consultation
Maryburgh			
MB1 - Maryburgh Expansion site (North)	Housing and associated infrastructure	The Highland Council will prepare a masterplan/ design brief (indicative timescale for interim Supplementary Guidance is Spring 2015 with its adoption once the Inner Moray Firth Local Development Plan is adopted).	The Highland Council, the development interests, and interested parties Subject to public consultation

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Strathpeffer			
SP1 Kinellan	Housing Development	Alongside the submission of a planning application, a future comprehensive Council/developer led masterplan or development brief. The Highland Council to consider adoption as Supplementary Guidance.	The Highland Council, and the development interests, and interested parties Subject to public consultation
Tore			
TR2 Tore North	A genuine mix of community, business, industrial, and commercial uses, and housing development. 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 determined through the masterplan process.	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 establish the requirements for the trunk road network, particularly at Tore roundabout, and the waste water treatment solution. The Highland Council to consider adoption as Supplementary Guidance.	Development interests, with the Highland Council, Transport Scotland, Scottish Water, and interested parties Subject to public consultation

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Essential Facilities and Infrastructure projects			
Project ref.	Proposals	Actions	Agency
All of the Inner Moray Firth Local Development Plan Area			
	WWTW and WTW asset infrastructure capacity to keep pace with development as it comes forward. Elements of sewerage network/ water supply network improvements may fall to developers.	Developers to engage with Scottish Water and Scottish Water will invest in the WTW and WWTW asset infrastructure to ensure that sufficient capacity is provided as this is required.	Scottish Water
City of Inverness			
Inverness	City centre to UHI Inverness Campus cycle route	Ensure developments assist (or at least do not obstruct) creation of the route.	The Highland Council, HITRANS
Inverness	Inverness West Link road and river and canal crossing	Highland 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 Road – Junction upgrades on corridor to reduce delays and implement bus priority	To be part funded by developer contributions.	The Highland Council to deliver and developer contributions to be sought from developments which generate additional trips along this route.

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Inverness	A862 Telford Street junctions and signalisation improvements to increase capacity, improve pedestrian facilities and bus priority	To be part funded by developer contributions.	The Highland Council 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.
Inverness	Distributor road connection between Leachkin and General Booth Roads at Charleston	To be funded by developer (contributions). See Torvean and Ness-side Development Brief .	Developer led with assistance from the Highland Council
Inverness	Major upgrade at Longman roundabout	Some improvements delivered as part of Kessock Bridge repair works, Transport Scotland currently exploring options	The Highland Council, 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.	Developer and The Highland Council to jointly deliver
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.	The Highland Council to deliver and developers to contribute funds towards

Settlement	Proposals	Actions	Lead Agency and Stakeholders
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.	The Highland Council to deliver and developers to contribute funds towards
Inverness	Increased cycle parking in Inverness City Centre	Implementation of cycle parking standards from the Highland Council's 'Roads and Transport Guidelines for New Development'; potential for increased cycle parking as part of regeneration of Academy Street/Station Square.	The Highland Council
Inverness	Bus priority measures in city centre	Identified in the Local Transport Strategy. Implement as part of general standards in Transport Appraisal.	The Highland Council
Inverness	Improve visibility and accessibility of entrances to Inverness Bus and Rail Stations	Identified in the Inverness Active Travel Audit and the Highland 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 Highland 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.	The Highland Council to deliver and developers to contribute funds towards

Settlement	Proposals	Actions	Lead Agency and Stakeholders
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 Highland 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 Highland Council to assist.	The Highland Council, Transport Scotland
Inverness	Increased parking provision west side of River Ness	Identify and safeguard potential site.	The Highland Council
Inverness - Nairn Growth Corridor			
Inverness – Nairn Growth Corridor	Park and ride in east Inverness	Committed in Highland-wide Local Development plan and conditioned on Inverness East permission.	The Highland Council
Inverness – Nairn Growth Corridor	East link connecting A96 and A9, road re-alignment and provision of a Nairn bypass, and dualling of A96 including provision of active travel links	Committed in Highland-wide Local Development Plan and Scottish Government STPR. Continue to assist Transport Scotland who are currently exploring options for East Link. Transport Scotland to deliver trunk road Nairn Bypass, in consultation with the Highland Council. Highland Council to assist Scottish Government in their commitment to deliver dualling of A96 by 2025 by identifying and safeguarding land for potential routes. Developer contributions may be sought towards these projects.	Transport Scotland, The Highland Council, landowners, and developers

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Inverness – Nairn 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 Highland Council, HITRANS, Transport Scotland
Town and Villages South			
	Dual A9 south of Inverness	To assist Scottish Government in their commitment to deliver by 2025.	Transport Scotland, The Highland Council
Beauly	Replacement of current primary school	The Highland Council will determine the location of any new primary school	The Highland Council
Beauly	Traffic calming	Installation of comprehensive traffic calming measures throughout the town	Developers
Beauly, 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 developer contributions towards the fund	Highlife Highland 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 Highlife Highland with contributions sought with appropriate and proportionate developers contributing towards the fund.	Highlife Highland to deliver and developers to contribute funds towards
Fort Augustus and Drumnadrochit	Improve A82 between Inverness and Fort Augustus	Potential for local improvements and/or developer contributions in association with development at Fort Augustus and Drumnadrochit.	Transport Scotland to deliver with developers to contribute funds towards

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Ross-shire wide			
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 Highland Council and Transport Scotland
Towns and Villages North			
Alness and Invergordon	Regeneration of Alness and Invergordon school estate	The Highland Council will complete a Sustainable Schools Estates Review which will determine their preferred option for the regeneration of Alness and Invergordon school estate.	The Highland Council
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 Highland Council and HITRANS will work in partnership to deliver wider improvements and priorities.	The Highland Council, HI TRANS and Developers
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	Highlife Highland 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

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Avoch, Cromarty, Culbokie, Fortrose and Rosemarkie, Munloch, 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.	The Highland Council to deliver and developers to contribute funds towards
Avoch, Fortrose, Rosemarkie, Munloch, and Cromarty	All development allocations identified in Avoch, Fortrose, Rosemarkie, Munloch, and Cromarty	Delivery of core path between Munloch and Avoch by The Highland Council with appropriate and proportionate developers contributions towards the fund.	The Highland Council to deliver and developers to contribute funds towards
Avoch, Fortrose, Rosemarkie, Cromarty, Munloch	All development allocations identified in Avoch, Fortrose, Rosemarkie, Munloch, and Cromarty	Enhancements to the Black Isle Leisure Centre by Highlife Highland with appropriate and proportionate developers contributions secured by the Highland Council towards the fund.	High Life Highland to deliver and developers to contribute funds towards
Conon Bridge	All development required to make contribution towards provision of community facilities at Ben Wyvis Primary School	The Highland Council to 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 Highland Council
Dingwall	Delivery of Kinnairdie Link Road	The Highland Council will deliver the Kinnairdie Link Road to release development potential at Dingwall North.	The Highland Council to deliver and developers to contribute funds towards delivery

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Dingwall	Revised Developer contributions Protocol for Strategic Infrastructure Improvements in Dingwall	The Highland Council will update and adopt as Supplementary Guidance 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.	The Highland Council
Dingwall	Strategic Flood Risk - Appraisal of Options	The Highland Council will work with SEPA to consider the options available to reduce the risk of flooding in Dingwall.	The Highland Council
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 Highland Council and HITRANS will work in partnership to deliver wider improvements and priorities.	The Highland Council, HITRANS and Developers
Dingwall	Strategic Improvements to the existing water and waste water network in Dingwall West	The Highland Council will work with Scottish Water to identify and address existing issues in the water and waste water network in Dingwall which have in the past contributed to flooding.	The Highland Council in partnership with Scottish Water
Evanton	Additional parking at Evanton Sports Centre	Contributions will be sought for expanded car park with appropriate and proportionate developments contributing towards the fund.	Highlife Highland to deliver and developers to contribute funds towards

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Fortrose, and Munloch	Strategic review and improvements to the quality of our school building provision	The Highland Council will complete a Sustainable Schools Estates Review which will determine the need for new primary school sites in Fortrose and Munloch	The Highland Council
Invergordon	Upgrade to Tomich Junction	The Highland Council will prepare a developer contributions protocol that will also provide an indication of the likely alignment	The Highland Council and Transport Scotland to deliver and developers to contribute funds towards delivery
Invergordon	Upgrade to Invergordon Leisure Centre including additional dry slide changing capacity and additional parking capacity	Highlife Highland Leisure centre upgrade, contributions will be sought with appropriate and proportionate developments contributing towards the fund.	Highlife Highland to deliver and developers to contribute funds towards
Muir of Ord	Delivery of replacement bridge over the railway and associated access improvements	The Highland Council to deliver new railway crossing - work commencing 2013.	The Highland Council
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 Highland Council
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 Highland Council will work in partnership to deliver wider improvements and priorities.	The Highland Council and Developers

Settlement	Proposals	Actions	Lead Agency and Stakeholders
Tain	Strategic review and improvements to the quality of our school building provision	The Highland Council will complete a Sustainable Schools Estates Review which will determine the needs for school provision in Tain	The Highland Council
Tain and Seaboard Villages	All development allocations identified in Tain and Seaboard Villages	Enhancements to the Tain Royal Academy Community Complex by Highlife Highland with contributions sought with appropriate and proportionate developers contributing towards the fund.	Highlife Highland to deliver and developers to contribute funds towards
Tore	Park and Ride	Delivery of Park and Ride facility in Tore	The Highland Council, Transport Scotland, HITRANS and Developer

NATURAL BUILT AND CULTURAL HERITAGE SECTION				
Settlement	Proposals	Actions	Agency	Notes
Loch Flemington	Guidance on development within the water catchment of Loch Flemington	The Highland Council to 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 Highland Council, with SEPA, and Scottish Natural Heritage Subject to public consultation	
Ardersier, Avoch, Beaully, Cawdor, Cromarty, Dingwall, Fort Augustus, Fortrose, Inverness (Riverside, Crown, Clachnaharry, Culloden House – including Culloden Battlefield), Nairn, Rosemarkie, Strathpeffer, and Tain Conservation Areas	Produce Conservation Area Supplementary Guidance	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 where applicable) for each of these conservation areas.	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plans.

Invergordon	Town Centre	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.	The Council, Historic Scotland	This supplementary guidance will support the implementation of the emerging Conservation Area Management Plan.
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