

Caithness and Sutherland Local Development Plan (CaSPlan)

Proposed Action Programme

DRAFT

Committee Version

November 2015

1. Introduction:

1.1 This draft Proposed Action Programme identifies the key projects and actions that are necessary to deliver the vision, spatial strategy and proposals set out in the Caithness and Sutherland Local Development Plan (CaSPlan). In compliance with planning legislation the Council are committed to reviewing the Action Programme at least every two years.

1.2 Following Committee on the 4th November it is intended that this draft Action Programme is discussed with the Community Planning Partnership (CPP), Scottish Ministers, Key Agencies and parties mentioned within the Action Programme. Comments will be taken into account and the Action Programme may be amended before it is published for public consultation alongside the Proposed CaSPlan.

1.3 The policies included in CaSPlan will be delivered through the consideration and determination of planning applications. Their effectiveness is also being monitored through the review of the Highland-wide Local Development Plan which will ultimately update the policies included in CaSPlan. This Action Programme is specifically intended to help all partners involved in improving, regenerating and growing our communities to coordinate the delivery of development with supporting infrastructure and services. Community Planning Partners in Highland will be asked to oversee the delivery of CaSPlan through this Action Programme.

1.4 **Section 2** of this document sets out the strategic infrastructure projects for Caithness and Sutherland. **Sections 3, 4 and 5** cover the actions for specific settlements and development sites identified in the Plan. Each action is listed together with the names of any partner agencies and, where known, timescales and costs. **Actions, including identified costs, set out within the Action Programme are based on information publicly available at the time of publication and are therefore subject to review and change.** All costs are estimates, taken from published sources and are at current prices. **Section 6** highlights aspirational initiatives and projects which were suggested to the Council during the preparation of the Plan so far.

1.5 There are a range of other funding opportunities that have no specific projects allocated to them at this stage and cannot therefore be listed within this document. Settlements are not listed in the document if no known actions have been identified at this stage.

1.7 In addition to the actions already identified, the Council will consider supporting any community organisation wishing to progress a Community Plan for its area where that plan follows the principles outlined in CaSPlan, adds useful detail to it, and helps implement the plan. Any interested parties should contact the Development Plans Team to discuss this further.

1.8 Throughout this document, reference to The Highland Council is abbreviated to the acronym THC but other organisations are given their full name where appropriate. If the specific name of the delivery partner is uncertain a generic term such as 'developers' is used. Where there is a lead agency of several this name comes first.

2. Strategic Infrastructure Improvements

Action	Delivery
<p>A9 Berriedale Braes Improvement Scheme</p> <ul style="list-style-type: none"> Re-alignment of the A9 Trunk Road 	<p>Who: Transport Scotland Timescale: In preparation Cost: Not known</p>
<p>Enhanced High Voltage Electricity Network</p> <ul style="list-style-type: none"> Delivery of an enhanced high voltage electricity transmission grid to meet national targets for electricity generation, climate change targets and security of energy supplies 	<p>Who: OFGEM, Utility Transmission Network Owners Timescale: 2013-2021 Cost: £7 billion</p>
<p>National Digital Fibre Network</p> <ul style="list-style-type: none"> Delivery of enhanced digital infrastructure which is vital for continued sustainable economic growth 	<p>Who: Scottish Government, HIE, BT, Other Public Sector Bodies Timescale: 2020 Cost: £146 million (across whole of HIE area)</p>
<p>Area of Coordinated Action: Pentland Firth and Orkney Waters</p> <ul style="list-style-type: none"> Support a coordinated approach to planning for energy-related and other key development 	<p>Who: Scottish Government, THC, OIC Timescale: Ongoing Cost: Not known</p>
<p>Update Business and Industrial Audit for Caithness and North Sutherland</p> <ul style="list-style-type: none"> Original intention was to provide an up-to-date record of land available for business and industrial uses in North Highland to support offshore renewables sector. This has been progressed through the CaSPlan itself and a Highland wide audit is also underway. 	<p>Who: THC, HIE Timescale: 2016 Cost: No capital cost</p>
<p>Siting and Design Planning Guidance</p> <ul style="list-style-type: none"> Planning guidance to address the location, siting and design considerations of the onshore requirements related to marine renewable energy developments. Pursue potential for joint working with Orkney Islands Council on broad siting and design principles. 	<p>Who: THC, OIC Timescale: Not known Cost: Not known</p>
<p>Improving Drinking Water Quality</p> <ul style="list-style-type: none"> Londornoch Water Treatment Works – enhance treatment by providing duplicate process stream to allow planned maintenance Newmore Water Treatment Works – improving the existing treatment process by automation of key chemical dosing 	<p>Who: Scottish Water Timescale: 2015-2021 Cost: Not known</p>

<p>processes and improved filter washing</p> <ul style="list-style-type: none"> • Achmelvich Water Treatment Works – ensure water quality consistently meets the standards, by decommissioning the water treatment works and supplying from the Lochinver system • Savalbeg Water Treatment Works – ensure water quality consistently meets the standards, by automating chemical dosing systems, increasing Dynasand filter capacity and providing additional storage 	
<p>Improving Water Services and Supply Resilience</p> <ul style="list-style-type: none"> • Lochinver Water Treatment Works supply system – improving water availability by augmenting the available water supply by securing abstraction from a nearby loch 	<p>Who: Scottish Water Timescale: 2015-2021 Cost: Not known</p>
<p>Health Service Infrastructure</p> <ul style="list-style-type: none"> • Golspie reconfiguration and demolition (proposed – under discussion with Scottish Government) 	<p>Who: NHS Highland Timescale: 2015-2021 Cost: £390,000</p>
<p>Health Service Infrastructure</p> <ul style="list-style-type: none"> • Caithness General Hospital reconfiguration (proposed – under discussion with Scottish Government) 	<p>Who: NHS Highland Timescale: 2017-2018 Cost: Not known</p>
<p>Health Service Infrastructure</p> <ul style="list-style-type: none"> • Lawson Memorial Hospital site rationalisation (proposed – under discussion with Scottish Government) 	<p>Who: NHS Highland Timescale: Not known Cost: Not known</p>
<p>Health Service Infrastructure</p> <ul style="list-style-type: none"> • North Sutherland community care redesign (proposed – under discussion with Scottish Government) 	<p>Who: NHS Highland Timescale: Not known Cost: Not known</p>

3. Caithness Settlements

3.1 Halkirk

Action	Delivery
Cemetery Extension	<p>Who: THC Timescale: 2017-2027 Cost: Not known</p>

3.2 Lybster

Action	Delivery
<p>Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan for Lybster Conservation Area</p> <ul style="list-style-type: none"> • With view to the potential extension to include the historic harbour area. 	<p>Who: THC Timescale: 2017-2027 Cost/Funding: No capital cost</p>

3.3 Thurso

Action	Delivery
<p>A Council produced development brief will be prepared for the following locations during the initial Plan period – relevant Proposed CaSPlan site reference(s) are given in brackets</p> <ul style="list-style-type: none"> • TS03, TS12 and TS14. 	<p>Who: THC, landowners and other relevant stakeholders Timescale: 2017-2027 Cost: No capital cost</p>
<p>Thurso Distributor</p> <ul style="list-style-type: none"> • Creation of a new distributor road to open up land for development and better connect communities and places of work. The road must be designed to allow for future extension and upgrading to form the relief road. The distributor road is to be delivered by developers as part of the Thurso West proposals. 	<p>Who: THC, landowners, developers, other relevant stakeholders Timescale: 2017-2037 Cost: Not known</p>
<p>Scrabster Mains Low Carbon & Renewables Enterprise Area</p> <ul style="list-style-type: none"> • Planning permission 14/00418/FUL for the creation of 11 serviced industrial plots together with a new access road from the A9 Trunk Road. 	<p>Who: Scrabster Harbour Trust, Scottish Government, HIE Timescale: Ongoing Cost: Not known</p>
<p>Upgrading of Thurso Swimming Pool</p> <ul style="list-style-type: none"> • Refurbishment of existing building and creation of new facilities 	<p>Who: THC, High-Life Highland, sportscotland Timescale: 2014-2017 Cost: £2.7 million</p>

3.4 Wick

Action	Delivery
<p>Expansion of Wick District Heating System</p> <ul style="list-style-type: none"> • Encourage existing properties and businesses and new developments to connect to the district heating system 	<p>Who: Ignis Biomass Timescale: Ongoing Cost: Not known</p>
<p>Further enhancement of Wick Harbour facilities</p> <ul style="list-style-type: none"> • Support enhancement of facilities to support the growth of the energy sector in North Highland 	<p>Who: Wick Harbour Authority, HIE, THC Timescale: Ongoing Cost: Not known</p>
<p>Wick Joint Campus</p> <ul style="list-style-type: none"> • Construction of a new Wick High School including sports facilities, specialist facilities for vocational subjects and assisted learning. • East Caithness community facilities will include a new public library, swimming pool and separate toddler pool. 	<p>Who: THC, hub North Scotland, Morrison Construction, High Life Highland Timescale: 2017/2018 Cost: £53.85 million</p>
<p>Noss Primary School</p> <ul style="list-style-type: none"> • New school consisting of 13 classrooms, nursery rooms, sports and games facilities and garden area 	<p>Who: THC, Morrison Construction, High Life Highland Timescale: 2016/2017 Cost: £16.65m</p>
<p>Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan for Wick Conservation Area</p> <ul style="list-style-type: none"> • THI/CARS scheme underway and nearing completion 	<p>Who: THC Timescale: 2017-2027 Cost/Funding: No capital cost</p>

3.5 Watten

Action	Delivery
<ul style="list-style-type: none"> Limited waste water capacity (up to 35 additional housing units). Further development should await completion of sewage treatment work 	Who: Scottish Water, developers Timescale: Unknown Cost: Unknown

4. Sutherland Settlements

4.1 Ardgay

Action	Delivery
Developer led masterplan <ul style="list-style-type: none"> AG02 Lady Ross 	Who: Developer Timescale: Not known Cost: No capital cost

4.2 Bonar Bridge

Action	Delivery
Developer led Masterplan <ul style="list-style-type: none"> BB01 Cherry Grove 	Who: Developer Timescale: Not known Cost: No capital cost

4.3 Brora

Action	Delivery
Developer led Masterplan <ul style="list-style-type: none"> BR03 East Brora Muir 	Who: Developer Timescale: Not known Cost: No capital cost

4.4 Dornoch

Action	Delivery
Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan for Dornoch Conservation Area	Who: THC Timescale: 2017-2027 Cost: No capital cost
Dornoch Sports Centre	Who: THC Timescale: 2015 - 2018 Cost: £3 million
Dornoch Community Centre replacement	Who: Dornoch and District Community Association (DADCA) Timescale: Not known Cost: Not known

4.5 Edderton

Action	Delivery
Developer led Masterplan <ul style="list-style-type: none"> ET02 West of Station Road 	Who: Developer Timescale: Not known

Cost: No capital cost

4.6 Golspie

Action

Appraisal to consider the creation of a new Conservation Area for Golspie's historic core

Delivery

Who: THC
Timescale: 2017-2027
Cost: No capital cost

4.7 Helmsdale

Action

Appraisal to consider the creation of a new Conservation Area for Helmsdale's historic core

Delivery

Who: THC
Timescale: 2017-2027
Cost: No capital cost

4.8 Lairg

Action

Developer led Masterplan

- LA01 South-west of Main Street

Delivery

Who: Developer
Timescale: Not known
Cost: No capital cost

Developer led Masterplan

- LA03 Former Sutherland Arms site

Who: Developer
Timescale: Not known
Cost: No capital cost

4.9 Tongue

Action

Redevelopment of Caladh Sona Care Facility

Delivery

Who: NHS Highland, THC
Timescale: Consultation underway
Cost: Not known

5. Economic Development Areas (EDAs)

Dounreay

Action

Decommissioning, restoration and after-use

- Decommissioning, restoration and after-use of the Dounreay site in accordance with Dounreay Planning Framework 2.

Delivery

Who: Nuclear Decommissioning Authority, THC
Timescale: 2030
Cost: £2.9 billion

Options for re-use of site

- Continuing review of the potential options for the re-use of the Dounreay site with the site owner, regulators, the local

Who: Nuclear Decommissioning Authority, THC

public and stakeholder groups.

Timescale: Not known

Cost: Not known

6. Aspirational Programme

The following are projects which are not part of any capital or investment programme but have been identified as they may help to deliver the Plan's Vision for Caithness and Sutherland.

Aspirational Projects

Area/Settlement	Site	Description	Who
Thurso	Thurso Harbour	Development of a water sports facility	Caithness Sports Facilities Ltd
Thurso	Viewfirth Park	Sports centre and running track	Thurso Community Sport Hub
Thurso	Thurso West	Community woodland	Landowner (Thurso Bay Trading Company), Scottish Power Renewables
Thurso	Thurso West	Relief road	Developers, THC, other stakeholders
Ardgay	Land behind the public hall	Potential place for additional car parking subject to suitable funding being found (suggested to the Council in responses to CaSPlan consultation)	Landowner – THC.
Helmsdale	Stafford Street (A9)	Redevelopment of Filling Station	Helmsdale and District Development Trust
Sutherland	Loch Clash Harbour	Redevelopment of Loch Clash Harbour into a community-owned facility	Kinlochbervie Community, HIE
Sutherland		Improvements to Dornoch-Embo Road	THC subject to developer contributions
Sutherland		Development of a Community-owned harbour on Loch Eriboll at Port Chamuill	Durness Development Group
