

The Highland Community Planning Partnership

Chief Officers Group
11th November 2015

Agenda Item	5.
Report No	COG 25/15

Action Programmes for Inner Moray Firth and Caithness & Sutherland Local Development Plans

Paper by Director of Development & Infrastructure, Highland Council

Summary

This report presents two documents known as Action Programmes for consideration and endorsement by the Chief Officers Group and for referral to the CPP Board: a Proposed Action Programme for the Caithness & Sutherland Proposed Local Development Plan and a final Action Programme for the adopted Inner Moray Firth Local Development Plan. These documents outline the actions for public sector partners and developers in working together to coordinate the delivery of infrastructure and services along with new growth and regeneration to improve our Highland communities.

1 Background

- 1.1 Planning legislation requires the preparation of Action Programmes to accompany Local Development Plans (LDPs). At their most recent meetings both the Chief Officers Group and Community Planning Partnership Board agreed to take on new responsibilities for the preparation and implementation of Local Development Plans. Action Programmes are the main tool for implementation of the policies and proposals set out in these plans.
- 1.2 In the process of preparing an LDP the Proposed Plan stage is required to be accompanied by a Proposed Action Programme and a final version is to be published within three months of adopting the LDP. The two Action Programmes enclosed with this paper are the first examples of a new style of Action Programme that aims to provide a framework for public service partners to better coordinate future investment, alongside the private sector investment and communities.
- 1.3 By way of illustration, the expansion of the eastern part of the City of Inverness and the A96 Corridor offers a good example of where a spatial strategy led by the LDP has prompted public (and private) agencies to coordinate their long term investment programmes. The growth area at east Inverness identified on the LDP has led Scottish Water to commit to a new waste water plant at Ardersier and to augment its water supply from Loch Ashie. Transport Scotland has scheduled dualling of the A96 and improved connections between the A9 and A96. In addition, other agencies are progressing a rail halt at Dalcross. The Highland Council is working with landowners and developers to ensure an orderly phasing of development and ensuring land is safeguarded for key community facilities and appropriate developer contributions are secured.

- 1.4 Successful co-ordination of such infrastructure requires consistent, long term and high level commitment by all relevant agencies. Given the current and likely future period of public expenditure restraint, this coordination is essential to make the best use of scarce resources. These Action Programmes are seen as a key instrument in delivering this approach.

Ultimately, the Action Programmes for the Council's four Local Development Plans will be consolidated into a single Action Programme for Highland to simplify the process of monitoring and implementation. It is intended that this will be published every year as a local progress update on how communities are changing.

2 Inner Moray Firth Local Development Plan (IMFLDP) - Action Programme

- 2.1 The Inner Moray Firth Local Development Plan was adopted in July 2015 and the Council was required to prepare an Action Programme within three months of adoption. The enclosed Action Programme reflects the capital programmes of public agencies related to the Inner Moray Firth area, as well as the feedback from key agency and other partner involvement throughout the LDP process.

- 2.2 We aim to work closely with partners to update the Action Programme on an ongoing basis and for annual updates to be published to keep communities and partners up to date on progress.

3 The Caithness and Sutherland Proposed Local Development Plan (CasPlan) - Action Programme

- 3.1 Chief officers will recall that, at their last meeting they endorsed an early draft of the above plan which has reached the Proposed Plan stage. The enclosed Action Programme shows the public and private sector requirements for supporting the growth and regeneration of the Caithness and Sutherland areas. It reflects the capital programmes of public agencies for this area. The appended version was approved by PDI Committee on 4 November and will be published for consultation alongside the Proposed Plan.

- 3.2 The CasPlan Action Programme has and will involve further liaison with key agency and other partners to ensure this co-ordination. Joint action to activate Scrabster Enterprise Area is an example of a project within this programme.

Recommendation

COG is asked to consider and endorse the appended Action Programmes for the Caithness & Sutherland Proposed Local Development Plan and the adopted Inner Moray Firth Local Development Plan, and recommend their referral to the next meeting of the CPP Board for consideration and final endorsement.

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1. Introduction

1.1 This is the Action Programme for the Inner Moray Firth Local Development Plan (IMFLDP) which was adopted by the Council in July 2015. In compliance with planning legislation, it sets out how the IMFLDP will be implemented. This will be a live working document, and will be reviewed at least every two years.

1.2 The purpose of this Action Programme is to identify the key projects and actions that are necessary to deliver the vision, spatial strategy and proposals set out in the Plan. The policies included in the IMFLDP 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 the IMFLDP. 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 the IMFLDP through this Action Programme.

1.3 **Section 2** of this document sets out the strategic infrastructure projects for the IMFLDP area, whilst **Sections 3 to 6** 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 this 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.

1.4 There are a range of other funding opportunities that cannot be listed within this document for example where they have no specific projects allocated to them at this stage. Settlements may not be listed in the document if no known actions have been identified at this stage.

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

1.7 Throughout this document, reference to The Highland Council is abbreviated to the acronym THC but other organisations are given their full name. Where 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
A9 Dual-carriageway (Perth to Inverness) <ul style="list-style-type: none"> Phased improvements to the existing A9 	Who: Transport Scotland Timescale: Phased programme of schemes from 2015-2025 onwards Cost: £1.5 – 3 billion
A96 Dual-carriageway (Inverness to Aberdeen) <ul style="list-style-type: none"> Phased improvements to the existing A96 including Nairn Bypass 	Who: Transport Scotland Timescale: Phased programme over period to 2030 Cost: Estimate in range of £3 billion
Aberdeen to Inverness Rail Improvements Project <ul style="list-style-type: none"> Enhanced commuter services into each city and including the construction of a new station at Dalcross by 2019 	Who: Transport Scotland, Network Rail, Rail Operators, HiTrans, THC Timescale: Phased programme over period to 2030 Cost: £250-500 million
Inverness to Perth Highland Mainline Rail Improvements Project <ul style="list-style-type: none"> Upgrading the Highland Line between Perth and Inverness by adding passing loops and increasing line speeds 	Who: Transport Scotland, Network Rail, Rail Operators Timescale: Phased programme over period 2015-2025 Cost: £250-600 million
Enhanced High Voltage Electricity Network <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 	Who: OFGEM, Utility Transmission Network Owners Timescale: 2013-2021 Cost: £7 billion
Next Generation Broadband <ul style="list-style-type: none"> Delivery of improved digital connectivity 	Who: Scottish Government, HIE, BT, Other Public Sector Bodies Timescale: 2013-2017 Cost: £146 million (across whole of HIE area)

<p>Upgrading Water Quality</p> <ul style="list-style-type: none"> Glenconvinth Water Treatment Works – capital maintenance undertaken at service reservoirs to ensure continued high water quality and security of supply 	<p>Who: Scottish Water Timescale: 2015-2021 Cost: Not known</p>
<p>Additional Water Storage Capacity</p> <ul style="list-style-type: none"> Assynt Supply System – tripling of storage capacity to reduce risk of service disruption 	<p>Who: Scottish Water Timescale: 2015-2021 Cost: £10.1 million</p>
<p>Strategic Water Supply Capacity</p> <ul style="list-style-type: none"> Augmentation of Inverness and A96 Corridor water supply – at pre planning application stage 	<p>Who: Scottish Water Timescale: 2015-2021 Cost: Not known</p>
<p>Strategic Waste Water Treatment Capacity</p> <ul style="list-style-type: none"> Planning permission granted and extended for new, high capacity waste water treatment works at Ardersier – plant layout allows modular expansion 	<p>Who: Scottish Water Timescale: 2015-2041 Cost: £5 million for first phase works</p>

3. Inverness

Action	Delivery
Transport Actions	
A9/A96 Connections Currently at 2 nd design stage including detailed analysis of two route corridors	Who: Transport Scotland, THC, developers, landowners Timescale: 2016-2025 Cost: £90-145 million
West Link Road Planning and other permissions/consents granted - preparatory works underway. Stage 1 (connection to A82) due for completion end of 2017	Who: THC, landowners, developers Timescale: 2015-2021 Cost:
Inshes Corridor Phase 2 Improvements Design and initial public consultation stage – initially likely to take form of additional flaring of approaches to Inshes roundabout, an additional lane on Inshes overbridge and improvement to co-ordination of lights controlled crossings	Who: THC, landowners, developers Timescale: 2015-2020 Cost:
Park and Ride Facility in East Inverness Amended permission and legal agreement to secure 150 space short term park and medium term 500 space facility – exact timing subject to pace and mix of adjoining development	Who: Developers / THC / HiTrans Timescale: Not known Cost: Not known
Education Actions	
<ul style="list-style-type: none"> • Inverness High School Refurbishment • New build Inverness Royal Academy • Central Primary School Refurbishment • Holm Primary School Extension • Raigmore Primary School Extension • Smithton Primary School Extension • Lochardil Primary School Extension • Milton of Leys Primary School Extension 	Who: THC, developers Timescale: 2015-2020 Cost:
Other Physical Actions	
<ul style="list-style-type: none"> • Inverness Leisure Sports Facilities Refurbishment / Expansion (2015-2019) • Torvean Golf Course Reconfiguration and Enhancement (2015-2019) • Canal Parks and Rugby Club Enhancements (2015-2018) • Regional Sports Facility (City Deal bid for 2021-2024) • Regional Cultural Hub (City Deal bid for 2021-2024) • New Prison (2016-2019) • Raigmore Hospital Refurbishment (2015-2018) • New Craigs Health Centre Redevelopment (2017-2019) • Wester Craigs Health Centre Phase 1 (2015-2016) 	Who: THC, developers, Scottish Government, UK Government, SportScotland, NHS Highland, Inverness Common Good Fund Timescale: In brackets to left after each scheme Cost:

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- Raigmore Hospital Tower Block Cladding Refurbishment (2019-2021)
 - Inverness Crematorium Refurbishment (2015-2016)
 - Town House Refurbishment (2015-2016)
 - Millburn and Dell Burn Flood Prevention Studies (2015-2016)
 - Inshes District Park (2015-2016)
 - Smithton / Culloden Flood Alleviation (2015-2016)
 - River Ness Flood Prevention Works (2015-2017)
 - New East Inverness District Park and expanded Inshes District Park (aspirational schemes currently without timescales and costs)

Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

Who: THC, developers

Timescale: 2015-2025

Cost: No capital cost

- Milton of Leys (IN49, IN52, IN59, IN64, IN65, IN68, IN69)
 - Westercraigs (IN20)
 - Longman (IN1, IN4, IN8, IN9,
 - Porterfield Prison (IN2)
 - Inverness City Centre (IN5, IN6, IN10, IN13, IN22,
 - Cameron Barracks (IN7)
 - East of Culcabock Avenue (IN55)
 - Drummond Hill (IN57)
 - East Inverness (IN77, IN82, IN83, IN84, IN85, IN88, IN91)
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4. Strategic Employment Sites

4.1 Inverness Airport and Business Park

Action	Delivery
Transport Actions	
Enhancements at Inverness Airport	
<ul style="list-style-type: none"> Delivery of Inverness Airport Masterplan 	Who: Highlands & Islands Airports Ltd Timescale: 2015 to 2030 Cost: £75 million +
Inverness Airport Business Park	
<ul style="list-style-type: none"> Planning permissions granted for 200 hectare Business Park including classes 4, 5 and 6, a hotel and conferencing unit and other supporting uses 	Who: Inverness Airport and Business Park Ltd Timescale: 2015 onwards Cost: Not known
Dalcross Railway Station	
<ul style="list-style-type: none"> 2015 pre-planning application enquiry for new access road and provision of 150 space car park with associated drop off area and new platform for Dalcross Railway Station 	Who: HiTrans, Transport Scotland, Local Funding Partners Timescale: By 2019 Cost: Not known

4.2 Castle Stuart

Action	Delivery
2015 planning application lodged for second 18 hole championship golf course	Who: Castle Stuart Golf Links LLP Timescale: 2015 onwards Cost: Not known

4.3 Morayhill

Action	Delivery
Expansion of timber processing plant and biomass heating facility. Planning permission granted 2014	Who: Norbord Ltd Timescale: Under construction Cost: Not known

4.4 Whiteness

Action	Delivery
Planning permission granted in 2014 to establish a port and port related services for energy related uses	Who: Port of Ardersier Ltd Timescale: Not known Cost: Not known

4.5 Nigg

Action	Delivery
Continued support of implementation of development in accordance with the adopted Nigg Development Masterplan	Who: Scottish Government, THC, HIE, private developers and operators Timescale: 2015 onwards Cost: Not known

5. Settlements – South Plan Area

5.1 Beauly

Action	Delivery
Transport Actions	
Link Road between Priory Way, Croyard Road and Muir of Ord road, and Central Traffic Calming	Who: THC, landowners, developers Timescale: 2015 onwards Cost: Not known
Expansion of Beauly Rail Station Car Park	Who: THC Timescale: 2015 onwards Cost: Not known
Education Actions	
New build Beauly Primary School	Who: THC Timescale: 2015-2019 Cost:
Policy Actions	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets <ul style="list-style-type: none"> • Beauly East (BE1) • Curling Pond/Cnoc na Rath Field (BE2) 	Who: THC, developers Timescale: 2015-2025 Cost: No capital cost

5.2 Nairn

Action	Delivery
Transport Actions	
A96 Dual-carriageway (Inverness to Aberdeen) <ul style="list-style-type: none"> • Phased improvements to the existing A96 including Nairn By-pass 	Who: Transport Scotland Timescale: Phased programme over period to 2030 Cost: Estimates in range of £3 billion
Education Actions	
Completion of Nairn Academy Extension	Who: THC Timescale: 2015 Cost:

Other Physical Actions	
Nairn Burial Ground Extension	Who: THC Timescale: 2015-2016 Cost:
Nairn Town Centre Community Plan <ul style="list-style-type: none"> Range of 14 proposals to deliver regeneration of Nairn Town Centre (of relevance to NA7 Town Centre) 	Who: THC / Community Groups Timescale: 2015 onwards Cost: Not known
Environmental improvement work <ul style="list-style-type: none"> Environmental improvement work in town centre/surrounding area 	Who: THC Timescale: 2015/16 Cost:
Water and Waste Water Provision (not committed to by Scottish Water) <ul style="list-style-type: none"> Water and waste water enhancements in line with Scottish Water's continuous programme of Capital Maintenance and mitigation and improvement to neutralise the impact of new development growth 	Who: Developers, Scottish Water Timescale: Not known Cost: Not known
A96 Inverness-Nairn Coastal Trail Coastal Trail (aspirational) <ul style="list-style-type: none"> Delivery of coastal trail through direct provision and developer obligations 	Who: THC, landowners, developers Timescale: 2015 onwards Cost:
Policy Actions	
Development Planning for Nairn/Nairn South Masterplan <ul style="list-style-type: none"> Delivery of a new Nairn South Masterplan including an updated assessment of all development factors and Transport Appraisal that will make an appraisal of cumulative transport impacts of development of this site alongside the other development sites in Nairn Preparation a delivery strategy for sites in Nairn 	Who: THC Timescale: 2015-2016 Cost: No capital cost
Built Heritage <ul style="list-style-type: none"> Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan To prepare Supplementary Guidance to provide guidance for new development as well as the alteration, extension and refurbishment of traditional buildings 	Who: THC Timescale: 2015-2025 Cost: No capital cost
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> Sandown (NA4) 	Who: THC, developers Timescale: 2015-2025 Cost: No capital cost

- Achareidh (NA3)

5.3 Tornagrain

Action	Delivery
Transport Actions	
Delivery of improvements to Croy Road (A96 Coul roundabout to Croy village) prior to delivery of first phase of housing	Who: Landowner, Developer Timescale: 2015/16 Cost: Not known
Education Actions	
Delivery of adequate classroom\facility provision by Developer Obligations at Croy Primary School to accommodate early phases of development at Tornagrain	Who: Landowner, Developer, THC Timescale: 2015 onwards Cost: Not known
Delivery of Primary and Secondary School provision within new Tornagrain settlement in line with phasing programme contained in planning permission(s)	Who: Landowner, Developer, THC Timescale: 2015 onwards Cost: Not known
Other Physical Actions	
A96 Inverness-Nairn Coastal Trail Coastal Trail (aspirational)	Who: THC, landowners, developers Timescale: 2015 onwards Cost:
<ul style="list-style-type: none"> • Delivery of coastal trail through direct provision and developer obligations 	
Policy Actions	
Preparation of further developer masterplans for individual phases of development and applications	Who: Landowner/Developer Timescale: 30-50 years Cost: No capital cost

5.4 Ardersier

Action	Delivery
Policy Actions	
Built Heritage	
<ul style="list-style-type: none"> • Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan • To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings 	Who: THC Timescale: 2015-2025 Cost: No capital cost

5.5 Auldearn

Action	Delivery
Policy Actions	
Built Heritage <ul style="list-style-type: none"> • Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan • To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings 	Who: THC Timescale: 2015-2025 Cost: No capital cost

5.6 Cawdor

Action	Delivery
Transport Actions	
White Bridge Proposed Weight Restriction – investigation of long term alternative solution	Who: THC, landowner, developers Timescale: Not known Cost: Not known
Transport assessment to support development of Cawdor allocations CD3-10 including improvements to the B9090, necessary mitigation of impacts on local and trunk road networks	Who: Landowner, developers, THC Timescale: 2015-2025 Cost: No capital cost
Policy Actions	
Built Heritage <ul style="list-style-type: none"> • Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan • To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings 	Who: THC Timescale: 2015-2025 Cost: No capital cost
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets <ul style="list-style-type: none"> • Cawdor (CD3-10) 	Who: THC, landowner, developers Timescale: 2015-2025 Cost: No capital cost

5.7 Croy

Action	Delivery
Transport Actions	
Improvements to transport linkages from settlement to wider network (see	Who: Landowner/

also Tornagrain TG1)	Developers Timescale: 2015 onwards Cost: Not known
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Education Actions

Delivery of additional capacity at Croy Primary School. (see also Tornagrain TG1)	Who: landowners, developers, THC Timescale: 2015-2025 Cost: Not known
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Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	Who: THC, landowner, developer Timescale: 2015-2025 Cost: No capital cost
<ul style="list-style-type: none"> West of primary school (CR2) 	

5.8 Drumnadrochit

Action	Delivery
Transport Actions	
A82 – review of junction safety and capacity within settlement	Who: THC, Transport Scotland, developers Timescale: 2015 onwards Cost: Not known
Other Physical Actions	
Drumnadrochit Health Centre	Who: NHS Highland Timescale: 2015-2016 Cost: £1.4 million
River Enrick Flood Prevention Works	Who: NHS Highland Timescale: 2015-2016 Cost:
Policy Actions	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	Who: THC, landowners, developers Timescale: 2015-2025 Cost: No capital cost
<ul style="list-style-type: none"> Drum Farm (DR5) Land south west of Coiltie Crescent (DR6) 	

5.9 Fort Augustus

Action	Delivery
Other Physical Actions	
Improved Drinking Water Quality Via From Upgraded Invermoriston Water Treatment Works	Who: Scottish Water Timescale: 2015-2021 Cost: Not known
Policy Actions	
A developer masterplan or Council produced (amended) development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	Who: THC, landowner, developer Timescale: 2015-2025 Cost: No capital cost
<ul style="list-style-type: none"> • Markethill (FA1) 	

5.10 Inchmore

Action	Delivery
Transport Actions	
<ul style="list-style-type: none"> • New or improved junctions from A862 • Upgrades to path network including footway on south side of A862 	Who: Landowners, developers Timescale: In parallel with development Cost: Not known
Education Actions	
Extension to Kirkhill Primary School (may be required in the future to accommodate increasing pupil numbers as a result of allocations being built out)	Who: Landowners, developers, THC Timescale: In parallel with development Cost: Not known
Policy Actions	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	Who: THC, landowner, developer Timescale: 2015-2025 Cost: No capital cost
<ul style="list-style-type: none"> • East of Inchmore Gallery (IC2) 	

5.11 Kiltarlity

Action	Delivery
Transport Actions	
<ul style="list-style-type: none"> • Widening of village spine and side roads (dependent upon development impact and contributions) • Improved footpath provision (including link to primary school and 	Who: Landowners, developers, THC Timescale: Not known

village hall and dependent upon development impact and contributions)	Cost: Not known
Education Actions	
Extension to Tomnacross Primary School (may be required in the future to accommodate increasing pupil numbers as a result of allocations being built out)	Who: Landowners, developers, THC Timescale: In parallel with development Cost: Not known

5.12 Kirkhill

Action	Delivery
Transport Actions	
Improved footpath provision including link to primary school and village hall	Who: Landowners, developers Timescale: In parallel with development Cost: Not known
Education Actions	
Extension to Kirkhill Primary School (may be required in the future to accommodate increasing pupil numbers as a result of allocations being built out)	Who: Landowners, developers, THC Timescale: In parallel with development Cost: Not known
Policy Actions	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	Who: THC, landowner, developer Timescale: 2015-2025 Cost: No capital cost
<ul style="list-style-type: none"> Groam Farm East (KH5) 	

5.13 Tomatin

Action	Delivery
Transport Actions	
New high capacity, grade separated junction to dualled A9	Who: Transport Scotland Timescale: 2015-2020 Cost: Not known
Policy Actions	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period –	Who: THC, landowners,

<p>relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> • Land north west of Old Post Office (TM3) • Land north of Station Cottages (TM4) • East of Distillery (TM5) 	<p>developers Timescale: 2015-2025 Cost: No capital cost</p>
<p>Encourage and support early dialogue between developers, the Council and Scottish Water to explore waste water solutions for the northern sector of the settlement</p>	<p>Who: THC, Scottish Water Timescale: 2015-2020 Cost: Not known</p>

6. Settlements – North Plan Area

6.1 Alness

Action	Delivery
Transport Actions	
<ul style="list-style-type: none"> Upgrades to internal road network and externally at junction with the A9(T) Delivery of priority actions identified in Alness and Invergordon Active Travel Audit 	<p>Who: Landowners, developers, THC, Transport Scotland</p> <p>Timescale: In parallel with development</p> <p>Cost: Not known</p>
Education Actions	
Alness and Invergordon Sustainable School Estate Review	<p>Who: THC</p> <p>Timescale: Not known</p> <p>Cost: Not known</p>
Other Physical Actions	
<ul style="list-style-type: none"> Upgrade of Averon Leisure Centre Upgrade of Alness Swimming Pool 	<p>Who: High Life Highland</p> <p>Timescale: Not known</p> <p>Cost: Not known</p>
Policy Actions	
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> Crosshills (AL1) Whitehills (AL2) Milnafua Farm (AL6) 	<p>Who: THC, landowners, developers</p> <p>Timescale: 2015-2025</p> <p>Cost: No capital cost</p>

6.2 Dingwall

Action	Delivery
Transport Actions	
<ul style="list-style-type: none"> Kinnairdie Link Road (including ongoing collection of developer contributions in line with existing Dingwall Developer Contributions Protocol) Priority actions identified in the Council's Dingwall Active Travel Audit (including developer contributions) 	<p>Who: THC, landowners, developers</p> <p>Timescale: 2015 onwards</p> <p>Cost:</p> <p>Who: THC, landowners, developers</p> <p>Timescale: Ongoing</p> <p>Cost: Not known</p>

Education Actions

St Clements Special School refurbishment and upgrading

Who: THC

Timescale: 2015-17

Cost:

Other Physical Actions

Ross Memorial Hospital - Environmental Maintenance

Who: NHS Highland

Timescale: 2016-17

Cost: £780,000

Delivery of Multi-Use Games Areas on land at Dingwall North (allocations DW1 to DW5) through accrual of developer contributions

Who: THC

Timescale: Ongoing contributions collection

Cost: Not known

Policy Actions

Built Heritage

- Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan
- Preparation of Supplementary Guidance to provide guidance for new development as well as the alteration, extension and refurbishment of traditional buildings

Who: THC

Timescale: 2015-2025

Cost: No capital cost

Dingwall Riverside Development Brief

- The Council intend to adopt the existing Dingwall Riverside Development Brief as Supplementary Guidance. (see DW7 and DW8 Dingwall Riverside, North and South)

Who: THC

Timescale: 2015-2025

Cost: No capital cost

6.3 Fortrose & Rosemarkie

Action

Delivery

Transport Actions

Traffic management measures and monitoring of their effectiveness

Who: THC, developers

Timescale: 2015 onwards

Cost: Not known

Education Actions

Black Isle Education Centre replacement

Who: THC

Timescale: 2016-2019

Cost:

Other Physical Actions

Cemetery Extension

Who: THC

Timescale: 2015-2025

Cost: Not known

Policy Actions

A developer masterplan or Council produced development brief

Who: THC, landowners,

may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Greenside Farm (FR1)
- Ness Gap (FR2)

developers
Timescale: 2015-2025
Cost: No capital cost

6.4 Invergordon

Action	Delivery
Transport Actions	
<ul style="list-style-type: none"> • Upgrades to internal road network • Upgrade junctions with A9(T), in particular Tomich Junction • Delivery of priority actions identified in Alness and Invergordon Active Travel Audit 	Who: THC, landowners, developers, Transport Scotland Timescale: Ongoing Cost: Not known
Education Actions	
Alness and Invergordon Sustainable School Estate Review	Who: THC Timescale: Not known Cost: Not known
Other Physical Actions	
Upgrade of Invergordon Leisure Centre	Who: High Life Highland, THC Timescale: 2015-2016 Cost:
Policy Actions	
<ul style="list-style-type: none"> • Assess potential for town centre to become a conservation area • Prepare Tomich Junction Upgrade developer contributions protocol (to be adopted as supplementary guidance) 	Who: THC, landowners, developers Timescale: 2015-2025 Cost: No capital cost
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> • Sites IG2, IG4 and IG7 • Site IG6 Seabank Tank Farm Former Fuel Storage Depot • Site IG8: Invergordon Mains North • Site IG12: Delny 	

6.5 Muir of Ord

Action	Delivery
Transport Actions	

Delivery of replacement A862 Muir of Ord Railway Bridge and associated road improvements

Who: THC
Timescale: 2014-18
Cost:

Education Actions

Monitoring of emerging capacity issues at Tarradale Primary School

Who: THC
Timescale: Ongoing
Cost: Not known

Other Physical Actions

- Provision of a new community hub at the Old Tarradale School (2015/16)
- Delivery of village centre enhancements (2015/16)
- Completion of Beauly to Muir or Ord Community Link (2015/16)
- Expansion of shared use path network connection to Conon Bridge and Dingwall (feasibility underway 2015/16)
- Development of a community sports facility

Who: Muir of Ord Hall and Facilities Company, THC (Property transfer and Community Council funded feasibility study), Big Lottery Funding
Timescale: Various (see individual items)
Cost:

6.6 Tain

Action

Delivery

Transport Actions

Ensure that development in Tain contributes towards the delivery of the priority actions identified in the Council's Active Travel Audit

Who: THC, landowners, developers
Timescale: Ongoing
Cost: Not known

Education Actions

Delivery of a new ages 3-18 School Campus

Who: THC
Timescale: 2015-20
Cost:

St Duthus Special School Improvement

Who: THC
Timescale: 2015-17
Cost:

Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Glenmorangie (TN8)

Who: THC, landowners, developers
Timescale: 2015-2025
Cost: No capital cost

Built Heritage

- Delivery of a Conservation Area Appraisal and preparation of a Conservation Area Management Plan
- To prepare Supplementary Guidance to provides guidance for new development as well as the alteration, extension and refurbishment of traditional buildings

Who: THC**Timescale:** 2015-2025**Cost:** No capital cost

6.7 Avoch

Action**Delivery****Policy Actions**

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- West of the Old Manse (AV3)

Who: THC, landowners, developers**Timescale:** 2015-2025**Cost:** No capital cost

6.8 Conon Bridge

Action**Delivery****Policy Actions**

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Former Fish Processing Site (CB3)

Who: THC, landowners, developers**Timescale:** 2015-2025**Cost:** No capital cost

6.9 Contin

Action**Delivery****Other Physical Actions**

New community hall and Civic Square/open space (within site CT3 Central Contin)

Who: THC, landowners, developers**Timescale:** In parallel with development**Cost:** Not known

Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

- Central Contin (CT2)

Who: THC, landowners, developers**Timescale:** 2015-2025**Cost:** No capital cost

6.10 Cromarty

Action	Delivery
Education Actions	
Cromarty Primary School refurbishment	Who: THC Timescale: 2015-2017 Cost:
Policy Actions	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	Who: THC, landowners, developers Timescale: 2015-2025 Cost: No capital cost
<ul style="list-style-type: none"> Sandilands (CM1) 	

6.11 Evanton

Action	Delivery
Transport Actions	
<ul style="list-style-type: none"> Upgrades to internal road network Bridge link between Teandallon and Drummond Road Upgrade junctions with A9(T) Rail siding/link (associated with site EV6: Highland Deephaven) Jetty extension (within site EV6: Highland Deephaven) 	Who: Landowners, developers, THC, Transport Scotlan Timescale: In parallel with development Cost: Not known
Education Actions	
Expansion of Kiltearn Primary School (may be required in parallel with development) and parking available to sports centre	Who: Landowners, developers, THC Timescale: In parallel with development Cost: Not known
Policy Actions	
A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets	Who: THC, landowners, developers Timescale: 2015-2025 Cost: No capital cost
<ul style="list-style-type: none"> Teandallon East (EV1) Culcairn (EV3) Drummond Farm (EV4) 	

6.12 Maryburgh

Action	Delivery
Policy Actions	
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> Maryburgh Expansion Site (North) (MB1) Maryburgh Expansion Site (South) (MB2) 	<p>Who: THC, landowners, developers Timescale: 2015-2025 Cost: No capital cost</p>

6.13 Strathpeffer

Action	Delivery
Transport Actions	
Path links to connect to existing core paths and service and facilities	<p>Who: Landowners, developers, THC Timescale: In parallel with development Cost: Not known</p>
Policy Actions	
Preparation of Conservation Area Appraisal and Conservation Area Management Plan	<p>Who: THC Timescale: 2015-2025 Cost: No capital cost</p>
<p>A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets</p> <ul style="list-style-type: none"> Kinellan (SP1) 	<p>Who: THC, landowners, developers Timescale: 2015-2025 Cost: No capital cost</p>

6.14 Tore

Action	Delivery
Transport Actions	
Discussions regarding rationalisation of trunk road junctions within settlement	<p>Who: Transport Scotland, THC, landowners, developers Timescale: 2015 onwards Cost: Not known</p>
Other Physical Actions	
First time comprehensive mains sewerage provision	<p>Who: Landowners, developers, THC, Scottish Water</p>

Timescale: In parallel with development
Cost:

Policy Actions

A developer masterplan or Council produced development brief may be prepared for the following locations during the initial Plan period – relevant IMFLDP site reference(s) are given in brackets

Who: THC, landowners, developers
Timescale: 2015-2025
Cost: No capital cost

- Tore North (TR2)

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
