

Agenda Item	7
Report No	SR/21/19

HIGHLAND COUNCIL

Committee: Isle of Skye and Raasay

Date: 2 December 2019

Report Title: West Highland and Islands Local Development Plan (WestPlan):
Action Programme

Report By: Executive Chief Officer Infrastructure and Environment

1. Purpose/Executive Summary

- 1.1 This report advises Committee of the finalisation and adoption of the West Highland and Islands Local Development Plan (WestPlan) on 30 September 2019 and presents the associated Action Programme for consideration and approval. Following the adoption of the Plan, the Planning Authority is required by law to complete and approve the Action Programme within 3 months of the adoption date.
- 1.2 The Action Programme sets out the timescales and actions for the delivery of development and infrastructure for a local development plan.

2. Recommendations

- 2.1 Members are asked to:
- i. note that the Local Development Plan has been adopted;
 - ii. consider and approve the Action Programme in **Appendix 1**; and
 - iii. note the intended arrangements for ongoing monitoring and review of the Action Programme (as set out in Section 6).

3. Implications

- 3.1 Resource - Resources to complete statutory processes for the Action Programme and ongoing monitoring and review are allowed for within the service budget.
- 3.2 Legal – Following the adoption of the Local Development Plan, the Planning Authority is then required by law to complete and approve the Action Programme within 3 months of the adoption date, i.e. by the end of December 2019. Thereafter, we are

required to keep it under review and update and republish the Action Programme at least every two years.

- 3.3 Community (Equality, Poverty and Rural) – The actions included within the Action Programme reflect and help deliver the vision, strategy, policies and proposals as set out in WestPlan; these help to address a number of community issues. The Plan was subject to Equalities Screening.
- 3.4 Climate Change / Carbon Clever – The content of WestPlan (which the Action Programme is aimed at supporting) was subject to several rounds of environmental assessment including Strategic Environmental Assessment and Habitats Regulations Appraisal. This was carried out in consultation with SNH, SEPA and Historic Environment Scotland. These have informed the strategy and site selection process.
- 3.5 Risk – There are no known risks associated with the Action Programme.
- 3.6 Gaelic – The title will be provided in Gaelic as well as English in the published version.

4. **Background**

- 4.1 On 30 September 2019 WestPlan was formally adopted by The Highland Council and constituted as part of the Development Plan. It has replaced the Wester Ross Local Plan (adopted 2006), West Highland and Islands Local Plan (adopted 2010) and the remaining part of the Ross and Cromarty East Local Plan (i.e. land at Achnasheen). WestPlan now carries full weight as part of the Development Plan and will be used to guide decisions on planning applications. The adopted WestPlan is available to view online at www.highland.gov.uk/westplan.
- 4.2 Following the adoption of the Local Development Plan, the Planning Authority is then required by law to complete and approve the Action Programme within 3 months of the adoption date, i.e. in the case of WestPlan by the end of December 2019.
- 4.3 The Action Programme sets out the timescales and actions for the delivery of development and infrastructure for a local development plan. It provides information for identifying, monitoring and implementing the actions for delivering future growth in the area. It will be used to help identify which infrastructure projects will be subject to developer contributions requirements and as a tool for coordinating investment in development and infrastructure.
- 4.4 As part of the WestPlan Action Programme, and in response to the scale of potential changes in Fort William, the Council has carried out major public engagements to closely monitor and coordinate current and future developments through a project known as Fort William 2040 (FW2040). This work has helped to establish a shared vision for the future, along with a Masterplan and Delivery Programme for how this vision can be achieved. The aim of FW2040 is to provide a dynamic and live tool that shares details of developments and infrastructure projects that are happening, but also to deliver the best possible outcomes for people and places in and around Fort William.
- 4.5 The information gathered from the ongoing FW2040 process will form an integral part of the WestPlan Action Programme. The Council have recently undertaken a review of FW2040 and the updated vision, projects list and masterplan will be taken to Lochaber area committee shortly.

5. WestPlan Action Programme

- 5.1 The Action Programme which is in **Appendix 1** is split into five main sections:
1. **Strategic Infrastructure Improvements** - sets out the major investments within the WestPlan area which will support regional and national growth;
 2. **Economic Development Areas (EDAs)** - sets out the steps for enabling major employment generating development within the EDA sites identified in WestPlan;
 3. **Fort William 2040 (FW2040)** – sets out actions for maximising benefit from investment and development in Fort William and Lochaber (a hyperlink is provided in the WestPlan Action Programme to the FW2040 webpage for more information).
 4. **Main Settlements** – outlines the actions for delivering growth in each of the Main Settlements included within WestPlan and identifies which infrastructure projects will be subject to developer contributions requirements;
 5. **Other Areas** – sets out the actions for delivering growth in areas outwith the Main Settlements and identifies which infrastructure projects will be subject to developer contributions requirements.

The style of presentation of the Action Programme has changed since earlier drafts and is now in line with that of the Delivery Programmes for the Inner Moray Firth Local Development Plan (IMFLDP) and Caithness and Sutherland Local Development Plan (CaSPlan).

6. Process so far

- 6.1 The Council prepared and consulted on a Proposed Action Programme alongside the Proposed Plan in May to June 2017. Ongoing engagement has included contacting all named stakeholders identified within the Action Programme to ensure information is correct and up to date. The Action Programme will be presented to the Highland Community Planning Partnership (CPP) and circulated to Local Community Partnerships for consideration. Feedback received from these processes will be taken into account in updated versions of the Action Programme.
- 6.2 We have also carried out major public engagements to closely monitor and coordinate current and future developments through the Fort William 2040 project. The FW2040 project is delivered by the Council in conjunction with Highlands and Islands Enterprise (HIE) and The Scottish Government. The first iteration of FW2040 was based on feedback gathered during public consultation events held in 2018 involving people living, working and investing in the area. In September 2019, a One Year On event was held in Fort William to help refine and update the vision, masterplan and delivery programme. An online consultation ran alongside this event, to provide opportunity for those who could not attend the event or wished to provide additional information. A coordinated social media campaign to raise awareness and encourage participation was carried out by The Highland Council, HIE and The Scottish Government. There was also ongoing engagement with the project leads to ensure that the information in FW2040 was accurate and up to date.
- 6.3 The updated version of FW2040 will be taken to first Lochaber Committee of 2020 for approval, and it will then update the Fort William element of the enclosed Action Programme.
- 6.4 The latest version of the Action Programme is aligned with the 2018/2019 versions of the Housing Land Audit (HLA), which provides information on the forecasted phasing of

new housing, and the School Roll Forecasts (SRF), which outline the anticipated changes to pupil rolls in schools in Highland. This has informed the stated requirement for developer contributions towards schools. The Action Programme also takes account of recent liaison with High Life Highland and Ward Managers regarding the inclusion of relevant community facility actions.

7. Monitoring and Review

- 7.1 The aim of the Action Programme is to provide a tool for people to find out about changes taking place in communities. It also helps guide the planning, financing and delivery of infrastructure and assets affected by development. This includes services and assets run and operated by the Council and its partners, such as schools and community facilities.
- 7.2 In light of this, the Action Programme is intended to be updated on an ongoing basis with annual updates published to show how partners are jointly delivering against the policies, proposals and outcomes of the Plan. We will review and if necessary update and amend it as infrastructure is delivered, opportunities for new development are presented and as pressures change over time. This may include any updates received from communities, Community Planning Partners, Council services and other stakeholders. Feedback from the annual FW2040 process will also be taken into consideration. It is proposed to refer these updates to the respective Local Committees at least every two years.
- 7.3 The 2019/2020 versions of the HLA and SRF are expected to be published in late November/early December which may result in some amendments in respect of the school actions as set out in the Action Programme.

Designation: Executive Chief Officer Infrastructure and Environment

Date: 23/10/2019

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Background Papers:

West Highland and Islands Local Development Plan (WestPlan), adopted 2019 – available at www.highland.gov.uk/westplan

The Council's Delivery Programmes for its Local Development Plans are published at www.highland.gov.uk/deliveryprogramme

The [Housing Land Audit](#) and [School Roll Forecasts](#) are available on the Highland Council's webpage www.highland.gov.uk.

Fort William 2040 (FW2040) masterplan and delivery programme: www.highland.gov.uk/fw2040

APPENDIX 1 – WestPlan Action Programme

This Delivery Programme sets out the infrastructure and development required to support the implementation of the [West Highland and Islands Local Development Plan \(WestPlan\)](#). As a result it constitutes the Action Programme which is a statutory requirement of the local development plan making process.

The purpose of the Delivery Programme is to provide information for identifying, monitoring and implementing the actions for delivering future growth in the area. It will be used to help identify which infrastructure projects will be subject to developer contributions requirements and as a tool for coordinating investment in development and infrastructure. We will revise and amend it as infrastructure is delivered, opportunities for new development are presented and as pressures change over time.

Developer contributions towards the delivery of the infrastructure projects shown in this Delivery Programme may be required from sites located within and outwith these settlements. For secondary school and community facility projects, developer contributions will typically be sought on a secondary school catchment area basis. Therefore, please check the relevant Main Settlement(s) to identify developer contribution requirements.

In due course we intend to produce a single Delivery Programme which covers all of the Highland area. Until then this version covers the West Highland and Islands area only.

The Delivery Programme is split into the following sections:

	<u>Page</u>
1. Strategic Infrastructure Improvements - sets out the major investments within the WestPlan area which will support regional and national growth;	2
2. Economic Development Areas (EDAs) - sets out the steps for enabling major employment generating development within the EDA sites identified in WestPlan.	5
3. Fort William 2040 - sets out actions for maximising benefit from investment and development in Fort William and Lochaber (see FW2040 webpage for more information).	6
4. Main Settlements – outlines the actions for delivering growth in each of the Main Settlements included within WestPlan and identifies which infrastructure projects will be subject to developer contributions requirements.	7
5. Other Areas - sets out the actions for delivering growth in areas outwith the Main Settlements.	19

Please contact the Development Plans team should you have any questions regarding the content of the Delivery Programme by emailing devplans@highland.gov.uk or on 01349 886608.

1. Strategic Infrastructure Improvements

ACTIONS			FUNDING		DELIVERY	
Topic	Action	Timescales	Total Cost	Council Capital Budget	Lead and Supporting Delivery Partners	Status/Actions
Transport	A890 Stromeferry (rockfall area) Bypass Remedy to "lifeline" road closure issue	No timescale identified at this stage.	Options range from £35M - £109M	Item no longer funded scheme in THC Capital Programme	The Highland Council (THC), Scottish Government, Network Rail, Hi-Trans.	Scottish Transport Appraisal Guidance (STAG) assessment completed but still at route options stage. Corridor A890 Stromeferry (rockfall area) Bypass safeguards in Plan. Councillor Working Group established 2019.
	Fort William Improvements & Wider Transport Appraisal Transport interventions to ease peak time congestion within the Fort William urban area.	Further Scottish Transport Appraisal Guidance (STAG) appraisal work to be progressed early within the Plan period.	Investment to be confirmed but one of the potential schemes, Caol Link Road initially estimated at £35M - £50M.		THC. Discussions with Transport Scotland, Hi-Trans, and local interests	Intention first, to undertake further STAG appraisal work as part of STPR2 (second Strategic Transport Projects Review) to assess optimum transport interventions. Corridor safeguards in Plan.

<p>Corran Narrows Strategic Transport Appraisal and Potential Fixed Crossing Provision of a more reliable "lifeline" crossing</p>	No timescale identified at this stage.	Investment to be confirmed but initially estimated at £22M - £30M.	Listed but unfunded item in THC Capital programme	THC, Hi-Trans	Scottish Transport Appraisal Guidance (STAG) assessment underway. Feasibility of fixed crossing across Corran Narrows being investigated. Replacement ferry initially estimated at £5M. Reference to land safeguards in WestPlan.
<p>Uig Harbour Upgrade of harbour facilities, including new terminal building, to accommodate new ferry vessel.</p>	Expected start on site in Spring 2020. Programme and funding to be confirmed by Transport Scotland.	£30M+	THC contributing £1.5M towards essential maintenance works to the pier.	Transport Scotland, Caledonian Maritime Assets Ltd (CMAL), CalMac Ferries Ltd (CFL), THC, HIE, Hi-Trans	Planning application for elements of works outwith the Harbour Revision Order lodged July 2019.
<p>A890 Balnacra to Lair 6km new dual track road to improve existing single track section.</p>	Not known	Initially estimated at £12M	Item no longer funded scheme in THC Capital Programme	THC. Discussions with Network Rail, SNH, SEPA and local interests.	Reference in WestPlan strategy. Item no longer funded scheme in THC Capital Programme. Detailed scheme design completed and full planning permission Feb 2017.
<p>Ashaig Airport Airstrip improvements to accommodate reintroduction of scheduled air services</p>	Progress dependent on funding availability.	Expected cost £1.53M - £1.77M		Hi-Trans, THC, HIE, SNH and SEPA. Technical advice from Highlands and Islands Airports Limited	Technical advice from Highlands and Islands Airports Limited. £170K of THC Cap Prog committed in May 2019 for further engagement with statutory bodies and preparation work.
<p>A832 Twin Tracking Slattadale to Gairloch Two phases to twin track remaining single track section of A832.</p>	First Phase 0.6km completed. Final phase 5km to Charlestown.	Final stage TBC	Scheme not funded in THC Capital Programme	THC, SNH, SEPA	Preliminary assessment work underway for final section but firm cost /

						schedule to be confirmed
	Next Generation and Superfast Broadband Delivery of improved digital connectivity	Next Generation: 2013-2017 Superfast: By 2021	Next Generation: £146M (across whole of HIE area) Superfast: TBC	£Nil	Scot Gov, HIE, BT, Other Public Sector Bodies	Roll out has reached 86% of premises in Highlands and Islands.
Utilities	Local Full Fibre Networks (Fort William, Inverness, Thurso and Wick) Strategic aim is to increase the footprint of full fibre networks in the region. Successful partnership bid to the UK Government's Local Full Fibre Network (LFFN) programme for £4.3m to install open access, gigabit capable networks in each of the 4 settlements that will provide connections to 152 public buildings. As they are open access, engagement with the telecoms market is continuing to secure interest in building these out to businesses and domestic properties.	Contract for the 152 connections finalised in January 2019. Construction will start late 2019 for completion by March 2021.	£7.149M	The 5 public sector partners are capitalising savings and making an upfront payment. Savings will be realised over 20 years from network rights of use provided to each of the 152 sites. This funding will total £2.849m.	UK Government (DCMS), HIE, UHI, SNH, NHS, THC, Capita, CityFibre	Currently less than 1% of properties in the region can get these, with the figure for the UK around 7%. The project is currently in a detailed planning phase, due for completion in October 2019 at which point we will start construction.

2. Economic Development Areas

ACTIONS	TIMESCALES	FUNDING	DELIVERY	
			Lead and Supporting Delivery Partners	Status
Ashaig Airstrip 42ha of land safeguarded for enhancement of the airstrip and provision of associated facilities to allow the reintroduction of scheduled air services.	Progress dependent on funding availability.	Expected cost £1.53M to £1.77M	Hi-Trans, THC, HIE, SNH and SEPA. Technical advice from Highlands and Islands Airports Limited	Technical advice from Highlands and Islands Airports Limited. £170K of THC Cap Prog committed in May 2019 for further engagement with statutory bodies and preparation work.
Glencoe Ski Centre Base Station 4ha of land safeguarded for expansion of outdoor recreational activities	Not known	Not known	Operator led proposal	
Inverloch Castle Estate 31ha of land safeguarded for expansion and diversification of tourism facilities	Not known	Not known	ICMI (owner)	
Kishorn Yard 67ha of land safeguarded for development servicing offshore energy industry, particularly renewables, oil and gas sectors.	Ongoing	Not known	Kishorn Port Ltd, HIE, Applecross Trust, Scottish Development International (SDI)	First contract secured for the refurbishment of Ocean Great White (one of the world's largest semi-submersible drilling rigs) for redeployment off the west coast of Shetland (contract expected to run between March and July 2019).
Nevis Forest and Mountain Resort 112ha of land safeguarded for provision/expansion of outdoor recreational facilities and tourist accommodation.	Ongoing	Up to £25M	Forestry Enterprise Scotland, Forest Holidays Ltd, HIE, Visit Scotland, SDI	Masterplan (Aug 2015) covering 109ha is a 20 year vision for improving the economic benefits through setting out a range of development and investment opportunities of Scotland's Forests and Land for Lochaber. Forest Holidays Ltd submitted a Proposal of Application Notice in Aug 2019 (19/02871/PAN).

3. Fort William 2040

This section will display the latest version of the FW2040 Delivery Programme. For more information on the project please see the [FW2040 webpage](#).

4. Main Settlements

ACTIONS			TIMESCALES	COST and FUNDING	DELIVERY	
Type	Infrastructure Projects	Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Settlement Name	BROADFORD • 107 homes allocated • 50 ha employment land allocated					
Schools	Replacement of existing Broadford Primary School to address condition and suitability issues.	N/A	Dependent on outcome of funding application.	Dependent on outcome of funding application.	THC, Scot Gov	Identified by THC as second priority for the next tranche of Learning Estate Investment Programme funding. Investment decision will be dependent on outcome of funding application.
Community Facilities	Creation of new community hub as part of new primary school with enhanced sports provision and relocation of library and other council services including service point, social work.	All housing development within Broadford Primary school catchment.	Prioritised to be delivered within 5 years but subject to securing Scot Gov funding.	TBC	THC, HLH, Broadford and Strath Community Company (BSCC)	Business case has been prepared. Preparation for planning application submission.
Energy	Opportunity identified for district heat network in Broadford	N/A	N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.
Health Services	New community hospital to serve Skye, Lochalsh and South Wester Ross. To be located on land adjoining existing health centre.	N/A	2020	£15M	NHS Highland	Planning application consented for replacement hospital in Apr 2019 (18/04539/FUL). Building work has commenced on site.

Development	Community asset transfer of public toilets and car park - Relocate toilets and enhancement of facilities.	N/A	Not known	Not known	BSCC, Broadford and Strath Community Council, THC	Community Council and the Community Company have lodged expression of interest in acquiring the sites.
Transport	Skye Cycle Way - Establish a safe cycle path between Broadford and Kyle of Lochalsh using the old road.	N/A	2017 onwards	Not known	BSCC, other volunteer groups, landowners	Volunteer groups are working on particular sections to clear vegetation from the old road. Funding has been secured to progress the project.
Settlement Name	DUNVEGAN <ul style="list-style-type: none"> • 42 homes allocated • 18 ha employment land allocated 					
Schools	Replacement of existing Dunvegan Primary School to address condition and suitability issues.	N/A	£3M investment expected by 2023. Replacement of school dependent on outcome of funding application.	£3M committed in THC Cap Prog 2019 for ELC provision and enhancement of other facilities. Replacement of school dependent on outcome of funding application.	THC, Scot Gov	Replacement school - Identified by THC as Years 1-5 Priorities for future funding bid. Investment decision will be dependent on outcome of funding application. Enhancement of ELC provision and other facilities - Part of Capital Programme approved Jun 2019.
Community Facilities	Dunvegan Sports Pitch - Provision of outdoor sports facilities (potentially associated with the creation of the new school in Dunvegan)	Not at present.	Not known	Not known	North West Skye Sports and Recreation Association, THC, HLH	Dunvegan Primary is identified as immediate priority for the next tranche of Schools for the Future funding. Investment decision will be dependent on outcome of funding application.
Settlement Name	FORT WILLIAM <ul style="list-style-type: none"> • 895 homes allocated • 220 ha employment land allocated 					

Energy	Opportunity identified for 4 district heat network areas: A) Fort William and Achintore, B) Inverlochy, C) Blar Mhor, D) Caol.	N/A	N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.
Planning Policy	Fort William Town Centre Action Plan - highlights a range of proposals and opportunities identified by the community and stakeholders that can deliver regeneration in Fort William town centre.	N/A	Ongoing	Not known	Community, THC	
Schools	Caol Primary School - Major extension and potential new school at Blar Mhor.	All housing development within school catchment required to contribute at major extension rates + land costs (at £77 per house/£44 per flat, Q2 2018)	Dependent upon rate of development. Expected years 2-5 based on SRF.	TBC	THC	
Schools	Inverlochy Primary - 1 Classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates.	Dependent upon rate of development. Expected years 2-5 based on SRF.	TBC	THC	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Bun-Sgoil Ghàidhlig Loch Abar - 1 classroom extension	N/A	TBC	£450K	THC	Part of Capital Programme approved Jun 2019.
Schools	Lundavra Primary - 2 Classroom extension	All housing development within school catchment required to contribute at 2 classroom extension rates.	Dependent upon rate of development. Expected years 2-5 based on SRF.	TBC	THC, Developers	Part of pan-Highland capital programme commitment to address anticipated future capacity issues resulting from forecasted levels of housing development.
Schools	Lochaber High School - Improvements to grass playing fields (currently out of use)	N/A	TBC	£250K	THC	

Community Facilities	Provision of community space in Upper Fort William	All housing development within Lundavra Primary catchment to contribute at standard Community Facility rates.	Not known	Not known	Lochaber Community Partnership	Lochaber Community Partnership exploring options and feasibility of Upper Achintore.
Community Facilities	Provision of meeting space at Ben Nevis Visitor Centre	All housing development within Lochaber High School catchment at standard Community Facility rates.	TBC	£500K	HLH	
Community Facilities	Extension of Lochaber Leisure Centre to provide a larger gym and new studio	All housing development within Lochaber High School catchment at standard Community Facility rates.	TBC	TBC	HLH	
Community Facilities	Need for new/ enhanced multi-purpose spaces indoor and outdoor which may involve the replacement/major refurbishment of Nevis Centre.	All housing development within Lochaber High School catchment at standard Community Facility rates.	Not known	New indoor facility estimated at £3M.	HLH, THC, Community	
Settlement Name	GAIRLOCH <ul style="list-style-type: none"> • 77 homes allocated • 17 ha employment land allocated 					
Schools	Gairloch Primary School - Additional ELC unit	N/A	Investment in ELC accommodation by Aug 2020.	£350K committed for ELC accommodation in 2019 update to THC Capital Prog.	THC	
Planning Policy	Gairloch and Loch Ewe Planning For Real - Preparation of new Community Action Plan	N/A	Commenced Aug 2019	N/A	GALE (local community group)	

Energy	Opportunity identified for district heat network in Gairloch	N/A	N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.
Settlement Name	GLENCOE <ul style="list-style-type: none"> • 10 homes allocated • 2.3 ha employment land allocated 					
Community Facilities	Replacement of existing Glencoe Village Hall with new community facility on allocation GC03, north of Primary School.	TBC	TBC	TBC	Community	
Settlement Name	LOHCARRON <ul style="list-style-type: none"> • 78 homes allocated • 11 ha employment land allocated 					
Transport	Potential safeguarding of land for the Lochcarron Bypass Route as identified in WestPlan (2019).	N/A	Not known	Not known	Not known	
Development	Kirkton Woodland - Community owned forest and potential future residential area adjacent to village. Aspirations for affordable housing in partnership with HSCHT, community event space, allotments, and tourism accommodation and facilities.	N/A	Not known	Not known	HSCHT, Lochcarron Community Development Company	
Schools	Lochcarron Primary School - Additional ELC and replacement primary units	N/A	Investment in ELC accommodation by Aug 2020.	£900K committed for ELC accommodation in 2019 update to THC Capital Prog.	THC	

Community Facilities	Lohcarron Leisure Centre - Provision of new community and sports facilities.	None.	Not known	Not known	Community led - Lochcarron Leisure Centre Company (LLCC), Lochcarron Community Development Company (LDCC)	Planning permission granted (16/05404/PIP) in May 2017 for sports facility/café at Kirkton. Summer 2019: Community groups in the process of updating Business Plan with a view to approaching potential major funding agencies post Brexit.
Settlement Name	KINLOCHLEVEN • 15 homes allocated • 5 ha employment land allocated					
Settlement Name	KYLE OF LOCHALSH • 66 homes allocated • 12 ha employment land allocated					
Community Facilities	The Plock - Develop the area as an activity and community hub for residents and visitors. Short term: conversion of former toll building to community meeting space, including accessibility improvements. Medium term: enhancement and extension of path network. Long term: creation of new community hub building and event space.	All housing development within Plockton High School catchment at standard Community Facility rates.		Former toll building conversion estimated at £50K+. Path network works estimated at £100K+. Plock Hub building estimated at £1.5M+.	Kyle and Lochalsh Community Trust (KLCT)	Business plan and masterplan finalised in Jun 2018. KLCT took ownership of The Plock in 2019.
Schools	Kyle Primary School - Additional ELC unit	N/A	Investment in ELC accommodation by Aug 2020.	£350K committed for ELC accommodation in 2019 update to THC Capital Prog.	THC	
Planning Policy	Potential Lochalsh-wide Community-led Action Plans	N/A	N/A	N/A	Community groups	

Transport	Limited availability of parking may require long term solution to be delivered.	TBC	TBC	TBC	THC, Developers	Car parking for recent development at Main Street/A87 was accommodated at swimming pool.
Community Facilities	Lochalsh Leisure Centre - Major refurbishment and maintenance of existing facilities including new roof, internal and external painting and safety enhancements.	N/A	Feb 2020	£90K (£50K raised so far, application to Sportscotland for the rest)	Lochalsh Leisure	
Settlement Name	KYLEAKIN <ul style="list-style-type: none"> • 28 homes allocated • 23 ha employment land allocated 					
Development	Creation of a new fish feed plant at former Allt Anabhaig quarry near Kykeakin.	N/A	2016 - 2020	£100M	Marine Harvest Scotland (Mowi)	Opened in early 2019. Work is ongoing at present.
Transport	Skye Cycle Way - Establish a safe cycle path between Broadford and Kyle of Lochalsh using the old road.	N/A	From 2017	Not known	Broadford and Strath Community Company, other volunteer groups, landowners	Volunteer groups are working on particular sections to clear vegetation from the old road.
Settlement Name	MALLAIG <ul style="list-style-type: none"> • 65 homes allocated • 25 ha employment land allocated 					
Planning Policy	Mallaig Harbour Masterplan (2017) - Detailed plan for the enhancement and expansion of harbour facilities	N/A	Short, Medium and Long Term priorities have been identified	Not known	Mallaig Harbour Authority, THC	
Community Facilities	Mallaig Pool and Leisure - Major refurbishment of sports facilities and enhancement of other facilities to establish it as a community hub.	All housing development within Mallaig High School catchment	TBC	Estimated at £1.1M. £310K raised so far.	Community led - Mallaig Pool and Leisure.	

Settlement Name	NORTH BALLACHULISH, GLENACHULISH AND SOUTH BALLACHULISH <ul style="list-style-type: none"> • 20 homes allocated • 6 ha employment land allocated 					
Community Facilities	Ballachulish South, Community park and habitat improvements along the river.	Adjoining housing site only	TBC	TBC	TBC	Provision made within the Plan for land to be transferred to the community at nil cost.
Settlement Name	POOLEWE <ul style="list-style-type: none"> • 23 homes allocated • 2.4 ha employment land allocated 					
Settlement Name	PORTREE <ul style="list-style-type: none"> • 366 homes allocated • 65 ha employment land allocated 					
Transport	Completion of Portree Link Road which involves connection and improved junction onto the A855.	Contributions may be required from any new development in Portree Settlement Development Area as shown in WestPlan. See WestPlan for more details.	Not known	Initial estimate of £1.2M (part funded by developer contributions - specific amount not yet known)	THC, Lochalsh and Skye Housing Association, Highland Housing Alliance, other landowners/developers	No funding assigned in THC's Capital Programme (March 2018)
Transport	Extensions to the Portree Link Road northwards with a single connection onto the A87 Trunk Road	Contributions may be required from any new development in Portree Settlement Development Area as shown in WestPlan. See WestPlan for more details.	Not known	Not known	THC, developers, landowners	
Transport	Improve public car parking and coach/bus drop-off provision within the village centre and encourage relocation of longer stay needs to more peripheral locations	Developer contributions may be required where proposals are unable to meet on-site parking requirements	Initial outline costs are estimated at £750k	Not known	THC, landowners	Parking options appraisal prepared in 2018.

Transport	Extension to Bayfield Car Park on land currently occupied by the former tennis and squash courts	Developer contributions may be required where proposals are unable to meet on-site parking requirements	By May 2020	Initial estimate of £600k (£300k RTIF and £300k THC)	THC, Portree & Braes Community Trust, landowners	Parking options appraisal prepared in 2018.
Transport	Reclaim land for Car Park and Amenities	Developer contributions may be required where proposals are unable to meet on-site parking requirements	Not Known	Initial estimate of £2.6M (Funding not yet known)	THC, Portree & Braes Community Trust, landowners	Parking options appraisal prepared in 2018.
Energy	Opportunity identified for district heat network in Portree	N/A	N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.
Schools	Portree Primary School - Refurbishment of ELC accommodation; funding in place to refurbish vacated space in Primary School	N/A	Investment in ELC provision by Aug 2020.	£250K committed for ELC and primary accommodation in 2019 update to THC Capital Prog.	THC	
Community Facilities	Portree, Fingal Centre - Expansion to provide new fitness suite	All housing development within Portree High School catchment	Prioritised to be delivered within the HLH's 5 year capital programme.	£300K	HLH, THC	Outline business case has been prepared
Settlement Name	SLEAT <ul style="list-style-type: none"> • 114 homes allocated • 16 ha employment land allocated 					
Development	Kilbeg Village Development Project - Approved masterplan which includes a mix of housing, commercial, educational and leisure development.	N/A	Ongoing	Not known	Sabhal Mòr Ostaig Development Trust, Sabhal Mor Ostaig UHI, Scot Gov, THC, HIE	Phase 1 delivered which includes new Academic, Research, Knowledge Transfer and Enterprise building.

Transport	Review of Harbour Infrastructure at Armadale and Mallaig - CMAL leading on undertaking a STAG.	N/A	TBC	Not known	CMAL, MHA, THC and key local stakeholders in a Steering Group	RSTAG report expected to be issued late 2019.
Schools	Bun-Sgoil Shleite - 1 classroom extension and ELC extension and refurbishment	All housing development within school catchment required to contribute at 1 classroom extension rates.	Dependent upon rate of development. Expected years 2-5 based on SRF.	TBC	THC	
Settlement Name	SPEAN BRIDGE AND ROY BRIDGE <ul style="list-style-type: none"> • 110 homes allocated • 3 ha employment land allocated 					
Community Facilities	Spean Bridge Primary - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates.	Dependent upon rate of development. Expected years 2-5 based on SRF.	TBC	THC	
Settlement Name	STAFFIN <ul style="list-style-type: none"> • 10 homes allocated • 1.5 ha employment land allocated 					
Development	Creation of 6 affordable homes and two business units, one of which will serve as the new NHS Highland GP surgery, at Stenscholl Common Grazing land.	N/A	TBC	Funding secured for design work, planning application and purchase of the land. Funding yet to be secured for development.	Staffin Development Trust, Lochalsh and Skye Housing Association (LSHA), Staffin Community Council, Highlands Small Communities Housing Trust (HSCHT)	Planning permission (17/01699/FUL) granted in March 2018.
Schools	Staffin Primary - 1 classroom extension	All housing development within school catchment required to contribute at 1 classroom extension rates.	Dependent upon rate of development. Expected years	TBC	THC	

			2-5 based on SRF.			
Settlement Name	STRONTIAN <ul style="list-style-type: none"> • 55 homes allocated • 5 ha employment land allocated 					
Community Facilities	Strontian, Community Park	Housing development within Strontian to provide developer contributions towards the provision of a central community park.	TBC	TBC	Community	TBC
Settlement Name	UIG <ul style="list-style-type: none"> • 44 homes allocated • 13 ha employment land allocated 					
Transport	Uig Harbour - Major upgrade and enhancement of harbour facilities, including new terminal building, to accommodate new ferry vessel.	N/A	Programme and funding to be confirmed by Transport Scotland. Construction expected to last 2 years and commence in Spring/Summer 2020.	£30M+ (THC contributing £1.5M towards essential maintenance works to the pier).	THC, Transport Scotland, CMAL, CalMac	Planning application for elements of works outwith the Harbour Revision Order lodged July 2019. Tenders expected to go out in late 2019. Construction to start Spring/Summer 2020.
Planning Policy	Uig Development Brief - Preparation of development brief for land to the west of Uig Harbour.	Any developer contribution requirements will be set out in the Uig Development Brief.	Expected to be adopted Spring/Summer 2019	None	THC, other stakeholders	Committee approved finalised Brief for adoption as Supplementary Guidance to WestPlan (expected Sept 2019)
Water	Expansion of water supply capacity to serve future demand.	N/A	Not known	Not known	Scottish Water	Yield study being undertaken by Scottish Water into capacity of existing water supply.

Settlement Name	ULLAPOOL • 85 homes allocated • 30 ha employment land allocated					
Development	Creation of new waterfront promenade, including widening Shore Street and improved access to the harbour.	N/A	Not known	Not known	Community, Ullapool Harbour Trust, THC	
Energy	Opportunity identified for district heat network in Ullapool	N/A	N/A	Costs identified in Assessment Report.	THC, Developer	Detailed assessment of heat network opportunities currently out alongside WestPlan. The report will help assist delivery of heat network proposals.
Schools	Ullapool Primary School - Nursery extension linked to school	N/A	Investment in ELC provision by Aug 2020.	£1.15M committed for ELC accommodation in 2019 update to THC Capital Prog.	THC	Contract awarded.
Community Facilities	Ullapool, Lochbroom Leisure Centre. New exercise studio and extended fitness suite.	All housing development within Ullapool High School catchment	2024	£280K	HLH	

5. Other Areas

ACTIONS				TIMESCALES	COST and FUNDING	DELIVERY	
Type	Settlement/ Location	Infrastructure Projects	Developer contributions required towards infrastructure project			Lead and Supporting Delivery Partners	Status
Schools	Shieldaig	Shieldaig Primary - 1 Classroom extension and conversion of vacant schoolhouse to ELC accommodation.	All housing development within school catchment required to contribute at 1 classroom extension rates.	Dependent upon rate of development. Expected years 1-5 based on SRF.	Classroom extension TBC Schoolhouse conversion £100K	THC	
Planning Policy	Shieldaig	Potential community led land use plan	N/A	Not known	Not known	Shieldaig Community Association	Shieldaig Housing Needs Reports published in July 2017.
Development	Achiltibuie	Community purchase and redevelopment of Old Dornie and Badentarbet piers.	N/A	Not known	Not known	Coigach Community Development Company	Options Appraisal Report completed Nov 2013.
Planning Policy	Applecross	"Plan It Applecross" - Community land use plan	N/A	Completed Summer 2019. Expected to be approved as Supplementary Guidance in November 2019.	£16K	Applecross Community Company, PAS, THC	
Schools	Ardgour	Ardgour Primary School - Extension of ELC provision and refurbishment of nursery space	N/A	Aug 2020	£350K	THC, Scot Gov	Enhancement of ELC provision and other facilities - Part of Capital Programme approved Jun 2019.

Schools	Arisaig	Arisaig Primary School - Dedicated ELC accommodation	N/A	Aug 2020	£350K committed for ELC provision in 2019 update to THC Capital Prog.	THC, Scot Gov	Enhancement of ELC provision and other facilities - Part of Capital Programme approved Jun 2019.
Planning Policy	Isle of Rum	Isle of Rum community-led land use plan (finalised 2015) - Priorities are based around 10 Character Areas	N/A	Ongoing	Not known	Isle of Rum Community Trust	
Planning Policy	Isle of Eigg	Potential community led land use plan	N/A	Not known	Not known	Isle of Eigg Heritage Trust	
Planning Policy	Isle of Canna	Potential community led land use plan	N/A	Not known	Not known	Isle of Canna Community Development Trust	
Planning Policy	Achnacarry, Bunarkaig and Clunes	Potential community led land use plan	N/A	Not known	Not known	The Achnacarry, Bunarkaig and Clunes Community Group	
Planning Policy	Inverie (Knoydart) - As part of ongoing stewardship of Knoydart, the Knoydart Foundation is in the process of developing a strategic	Potential community led land use plan	N/A	Expected to be complete by end of 2020	Not known	Knoydart Foundation	

	document for the area, including a planning framework.						
Planning Policy	Fairy Pools, Glenbrittle	Improved car parking and transport facilities to serve visitors to the Fairy Pools	N/A	2018-2019	Phase 1 was £660K (funding included: £300K Scot Gov, £200K LEADER, £100K THC, £50K HIE, £10K local fundraising)	Minginish Community Hall Association, Outdoor Access Trust for Scotland, and funding partners.	Phase 1 completed in Dec 2018 which included creation of new 120 car park and parking areas for larger vehicles. Phase 2 includes roadside bollards, toilet facilities, pay and display machines and small retail outlet.
Planning Policy	Glendale	Potential community led land use plan	N/A	Not known	Not known	Glendale Trust	