

Agenda Item	7
Report No	SR/20/24

The Highland Council

Committee: Isle of Skye and Raasay

Date: 25 November 2024

Report Title: Portree Link Road Update

Report By: Assistant Chief Executive - Place

1 Purpose/Executive Summary

- 1.1 The purpose of this report is to provide an update of progress for the Portree Link Road project. The Link Road has been identified in successive development plans including the West Highland and Islands Local Development Plan (WestPlan) which was adopted in 2019. The Link Road serves both the development at Home Farm and connects the A87 Dunvegan Road with the A855 Staffin Road. The Scottish Government Infrastructure Loan Fund will provide the initial funding to deliver the Link Road. Developer contributions will then accrue to fund the project loan costs over time.
- 1.2 Planning consent was granted on 6 February 2023 (App No. 22/02739/FUL) and the land access agreements and purchase have now been completed. The detailed design and specification for the project will be complete by February 2025 to allow the tendering for construction to proceed. The earliest anticipated start date for construction is May 2025 with a 25-week construction programme. This programme is dependent on contract procurement processes and successful appointment of a principal contractor for the works.

2 Recommendations

- 2.1 Members are asked to:-
- i. **Note** the funding position in respect of the Portree Link Road; and
 - ii. **Note** the proposed delivery programme

3 Implications

- 3.1 **Resource** - The Infrastructure Loan Fund will provide the upfront funding with the loan being recouped through associated developer contributions. The estimated construction costs for the scheme is £1.6m.

- 3.2 **Legal** - All outline land access/purchase agreements are now drafted and agreed in principle for the development to proceed in 2025/26. There remains some land that requires to be de-crofted and this process is underway which is not expected to delay construction.
- 3.3 **Risk** - The planning conditions imposed by the decision notice for the application must be purified through the detailed design and construction phase plan developed as part of the implementation plan. These include the development of a construction traffic management plan, bus stop provision, review of footpath provision, sustainable drainage design, archaeology and ecology.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** - Construction risks will be managed as part of the Construction, Design and Management regulations. Risks for the use of the new infrastructure will be addressed through road safety audits during and following construction.
- 3.5 **Gaelic** - New signage will comply with the current council policy.

4 Impacts

4.1 Integrated Impact Assessment - Summary

4.2 An Integrated Impact Assessment screening has been undertaken on 30 October 2024. The conclusions have been subject to the relevant Manager Review and Approval.

4.3 The Screening process has concluded that due to the size and scale of the project there are minor positive impacts with respect to improved access infrastructure but no other major impacts. Members are asked to consider the summary in **Appendix 1** to support the decision-making process.

4.4 Impact Assessment Area	Conclusion of Screening
Equality	<ul style="list-style-type: none"> • Children and Young People – <i>no impact</i> • disability – <i>minor Positive</i>
Socio-economic	<i>Positive</i>
Human Rights	<i>no impact</i>
Children's Rights and Well-being	<i>no impact</i>
Island and Mainland Rural	<i>Positive</i>
Climate Change	<i>no impact</i>
Data Rights	<i>no impact</i>

5 Background

5.1 The creation of a Link Road forms an integral part of the long term and strategic expansion of Portree at Home Farm. It has been identified in successive development plans including the West Highland and Islands Local Development Plan (WestPlan) which was adopted in 2019. The Link Road serves both the development at Home Farm and connects the A87 Dunvegan Road with the A855 Staffin Road. The Home Farm expansion is nearly complete, and the vast majority of the road link has been constructed in line with development. The final, undeveloped section will provide the much-needed connection to the A855 Staffin Road.

- 5.2 Completion of the Link Road will unlock the last phase of Home Farm (allocated site 'PT02: North of Storr Road' in WestPlan) and open up land at Kiltaraglen ('PT03: Kiltaraglen South' and 'PT04: Kiltaraglen North') which forms the future strategic expansion of North Portree. These allocations are dependent on the completion of the Link Road and as set out in WestPlan. These, along with other allocations along the Link Road, are required to make developer contributions towards its delivery. The Council will work with the developers of these allocated sites to ensure suitable access and infrastructure provision is factored into the plans for the completion of the Link Road.
- 5.3 The Portree Link Road is also a key component of the Skye and Raasay Investment Plan which is currently being prepared by The Highland Council, in conjunction with Highlands and Islands Enterprise. The Investment Plan will highlight that the completion of the Link Road will contribute greatly towards the emerging outcomes and be a trigger for other projects to help the recovery and regeneration in Portree and the wider region. Completion of the route between the A87 and A855 will allow for better distribution of traffic in the area, avoiding the need to travel through the town centre. This will help reduce congestion in the town centre and at the junction to the harbour. The completed Link Road will also provide greater scope for the organisations involved in the public sector co-location project to relocate.

Designation: Assistant Chief Executive - Place

Date: 6 November 2024

Author: Garry Smith, Service Lead - Infrastructure

Background Papers: Portree Link Road [Report](#)

Appendices: Appendix 1 – Integrated Impact Assessment
Appendix 2 – Scheme layout drawing

Appendix 1: Integrated Impact Screening Summary

The screening highlighted overall positive impacts for the community

Equality, Poverty and Human Rights

The screening notes that there are no negative impacts on any protected characteristics, the proposal will provide more accessible pavements and crossings and will benefit those with disabilities.

The proposal will enable the construction of affordable housing provision by providing new access roads and infrastructure. This will provide employment opportunities and will aid community resilience.

The screening noted that there are no negative human rights issues raised by the proposal.

Children's rights and wellbeing

Improved transport links will provide improved opportunities to access school and recreational activities.

Data Protection

The screening notes that there are no negative impacts on data protection.

Island and mainland Rural communities

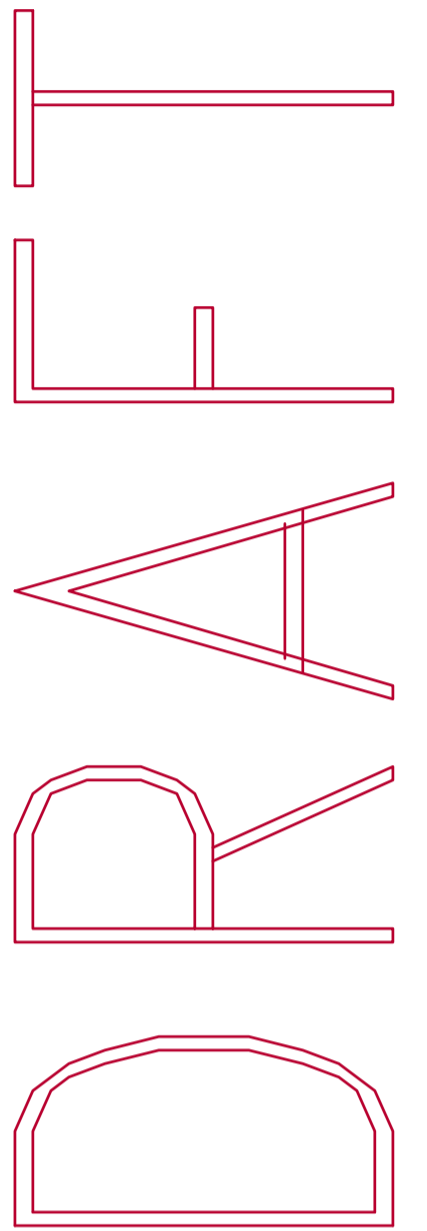
The screening notes that there are no negative impacts on island and mainland rural communities.

Climate Change

The screening notes that the proposal will mitigate any environmental and ecological impacts during construction and given the size and scale of the proposal will have no impact on climate change.

Notes

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Revision Details				Drawn	Check	Check	
				By	By	Date	Sufx



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Project
Portree Link Road

Title
General Arrangement

Scale (at A1)
As Shown

Drawn	BM	Date	26/07/24
Checked	DRAFT	Date	06/11/24

Project No.
200312

Drawing No.
0015 Rev.



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