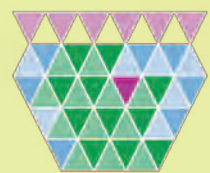


Moray Local Development Plan 2020

VOLUME 4 Delivery Programme/ Action Plan



moray
council

Northerly Winter Storms

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- 3 Local Development Plan Delivery Group/Masterplan Delivery Group
- 4 Apply a placemaking approach to development to create sustainable, welcoming, well connected and distinctive places that are safe, healthy and inclusive.
- 5 Provide a generous supply of housing land to meet the needs of various sectors of the market.
- 6 A strong framework for investment that provides sufficient land for development and supports sustainable economic growth (including the tourism economy).
- 7 Identify and provide for new or upgraded social and physical infrastructure to support the expanding population whilst safeguarding existing infrastructure.
- 8 Promote the vitality and viability of town centres.
- 9 Encourage efficient use of land and promote low carbon and sustainable development.
- 10 Protect and enhance the built and natural environment.

Appendix 1

Roads Infrastructure Improvements (TSPs)

1 Introduction

The Delivery Plan/Action Programme has been prepared to support the delivery of the Moray Local Development Plan 2020. Section 21 of the Planning etc. (Scotland) Act 2006 requires Planning Authorities to prepare an Action Programme.

The document identifies various actions to help implement the policies and proposals of the Local Development Plan. This includes who will carry out the action and the timescales for this.

The Delivery Programme Action Plan provides a baseline for measuring progress in implementing identified actions, it is a live document that will be supported by a detailed monitoring framework to assess policy performance. The Delivery/Action Programme and monitoring framework will be reported annually to Planning and Regulatory Services Committee and refreshed at least every two years.

The LDP Vision Aims/Objectives have been used to group the actions to show how the actions contribute to achieving the LDP Vision. Each section is also linked to the relevant Local Outcomes Improvement Plan priorities and also the LDP policies.

ACTION 1

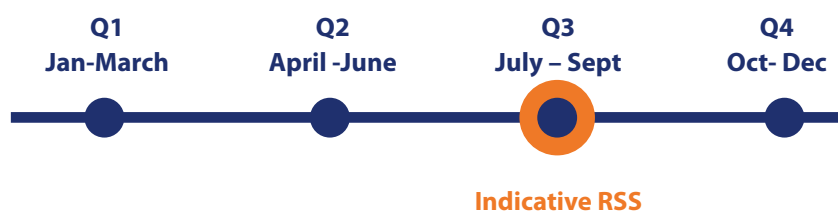
Regional Planning

Develop a Regional Spatial Strategy setting out strategic development priorities to be reflected in National Planning Framework 4.

WHO

LEAD: MC Strategic Planning and Development with wide range of stakeholders including statutory consultees, business interests, infrastructure providers and environmental groups.

TIMESCALE for 2020



TIMESCALE For 2021



2 Engagement

LOCAL OUTCOMES IMPROVEMENT PLAN – MORAY PRIORITY

- Building a better future for our children and young people in Moray
- Empowering and connecting communities

ACTION 2

Develop a long term programme for engagement with young people

Build on work undertaken through consultation on the Main Issues Report 2018 and develop long term programme for youth engagement.

WHO

LEAD: MC Strategic Planning and Development
with Moray College, MC Education

TIMESCALE

for 2020

Q1 Jan-March

Q2 April -June

Q3 July – Sept

Q4 Oct- Dec



3 Local Development Plan Delivery Group / Masterplan Delivery Groups

LOCAL OUTCOMES IMPROVEMENT PLAN – MORAY PRIORITY

- Building a better future for our children and young people in Moray
- Empowering and connecting communities
- Growing, Diverse and Sustainable Economy

LOCAL DEVELOPMENT PLAN POLICIES

- PP1** Placemaking
- PP2** Sustainable Economic Growth
- PP3** Infrastructure and Services
- DEL1** Delivery of Effective Sites and Delivery Programme

ACTION 3

Local Development Plan Delivery Group

An LDP Delivery Group has been established and is made up of key infrastructure and service delivery partners. The focus of the group is the planning, co-ordination and delivery of strategic infrastructure to support growth. The group also has a role in monitoring Developer Obligation funds.

The group is made up of the following members.

WHO

LEAD: MC Strategic Planning and Development

with NHS, Scottish Water, Transport Scotland, MC Transportation, MC Education, MC Housing

TIMESCALE

The Group meets every 6 months.

ACTION 4

Masterplan/Growth Area Delivery Group

Delivery Groups are established to support the delivery of masterplan/growth areas. The role of the group is to work with developers to facilitate progress on delivery of key masterplan/growth areas, including discharge of planning conditions.

WHO

The group will comprise the following

DELIVERY GROUP

Lead MC Planning and Development, Developer(s), MC Development Management, MC Transportation, MC Housing

OTHER MEMBERS DEPENDING ON AREA/ISSUES

MC Flood Risk Management, MC Education, MC Environmental Health, Scottish Environment Protection Agency (SEPA), Highlands and Island Enterprise (HIE), Scottish Natural Heritage (SNH)

TIMESCALE

Groups will be set up after the granting of planning consent and will meet on a regular basis.

Masterplan	Sites	Delivery Progress
Findrassie Elgin	R11, I8	Consent granted for Area 1 (17/00834/PPP). Application for Matters Specified in Conditions (AMC) pending consideration (19/01220/AMC).
Elgin South	R19, R20, LONG2	Consent granted for Phase 1 (16/01244/APP and construction commenced. Moray Sports Centre complete.
Bilbohall Elgin	R2, R3, R4, R6, R7	Masterplan approved 13 November 2018. Bilbohall delivery group established in 2019, progressing to planning application mid 2020.
Dallas Dhu, Forres	R4, R6	Delivery Strategy being developed.



4 Apply a placemaking approach to development to create sustainable, welcoming, well connected and distinctive places that are safe, healthy and inclusive

LOCAL OUTCOMES IMPROVEMENT PLAN – MORAY PRIORITY

- Building a better future for our children and young people in Moray
- Empowering and connecting communities

LOCAL DEVELOPMENT PLAN POLICIES

- PP1** Placemaking
- PP2** Sustainable Economic Growth
- PP3** Infrastructure and Services
- DP1** Development Principles
- DP2** Housing
- DP6** Mixed Use (MU) and Opportunity Sites (OPP)
- EP1** Natural Heritage
- EP2** Biodiversity
- EP5** Open Space
- EP12** Managing the Water Environment

ACTION 5

Prepare and Review Masterplans and Support their Delivery (See maps below for masterplan areas)

The Council will work collaboratively with landowners/developers and their agents in the preparation and delivery of masterplans in the key areas of growth identified below. All masterplans will be subject of a peer review organised by MC Planning and Development at the draft and final stages of the masterplan's preparation. This stage must be incorporated into the Masterplan Project Plan.

Masterplan	Sites	Timescales	Progress
Barhill Road, Buckie	R8, LONG1	Tbc	Core Stakeholder Team to be established
Clarkly Hill, Burghead	R2, LONG	Tbc	Core Stakeholder Team to be established
Central Elgin Masterplan	Including TC, OPP7, OPP8, OPP9, OPP10, OPP11	Q4 2020/ Q1 2021	Consultation
Findrassie Elgin	R11, I8	Complete	Masterplan approved as Supplementary Guidance 1 December 2015
Elgin South	R19, R20, LONG2	Complete	Masterplan approved as Supplementary Guidance 30 May 2017
Bilbohall Elgin	R2, R3, R4, R6, R7	Complete	Masterplan approved as Supplementary Guidance 13 November 2018
Dallas Dhu, Forres	R4, R6	Complete	Masterplan adopted as Supplementary Guidance
Lochyhill, Forres	R3, LONG1	Tbc	Core Stakeholder Team to be established
Kinloss Golf Club	Miltonhill Rural Grouping	Complete	Phase 1a and 1b planning applications submitted.
Elgin North East	LONG1A/B	Tbc	
South of A96 Mosstodloch	LONG1	Tbc	
Alves	LONG	Tbc	



WHO

A Core Stakeholder Team will be established at the outset for each masterplan. The Core Stakeholder Team members will depend on the opportunities and challenges of each site but is likely to include the following stakeholders

CORE STAKEHOLDER TEAM

Lead MC Strategic Planning and Development

MC Transportation, MC Housing, SNH, MC Flood Risk Management.

OTHER STAKEHOLDER SITE DEPENDENT

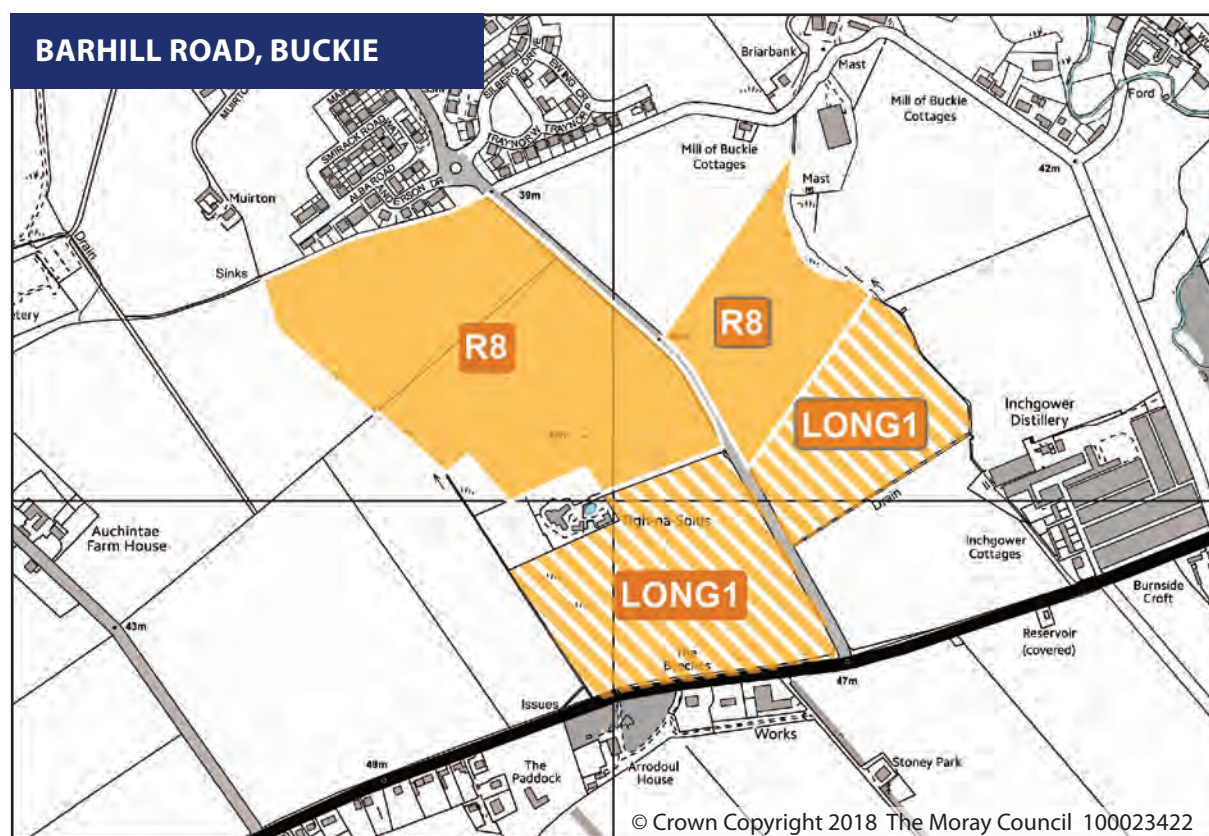
MC Access Manager, MC Education, MC Environmental Health, SEPA, HIE, Regional Archaeologist.

TIMESCALE

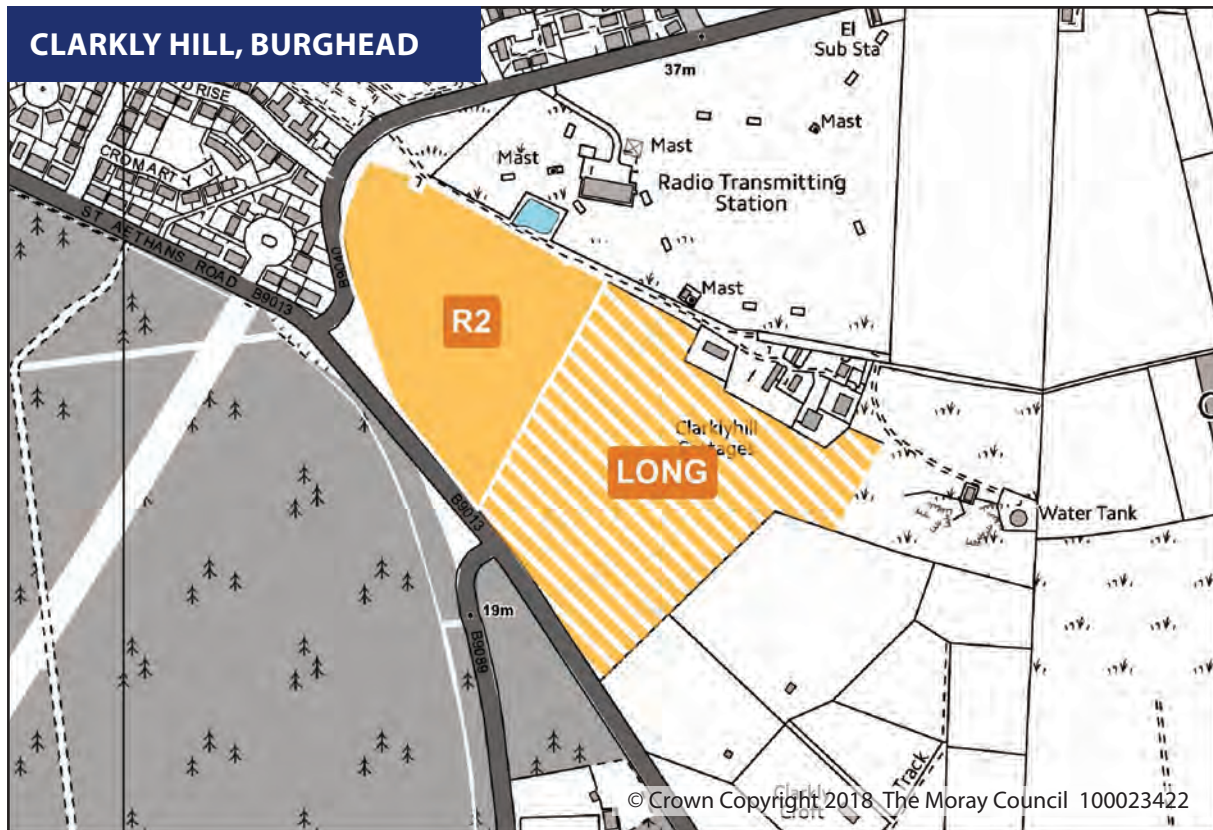
A Project Plan and key dates will be agreed with the Core Stakeholder Team at the outset. This will identify

- Key target dates (to include peer review sessions, Committee Meetings, consultation events, key milestones).
- Arrangements for regular Core Stakeholder Team meetings
- Wider stakeholder consultation arrangements
- How and when the public will be involved in development of the masterplan
- Consultation of Draft Masterplan by Moray Council

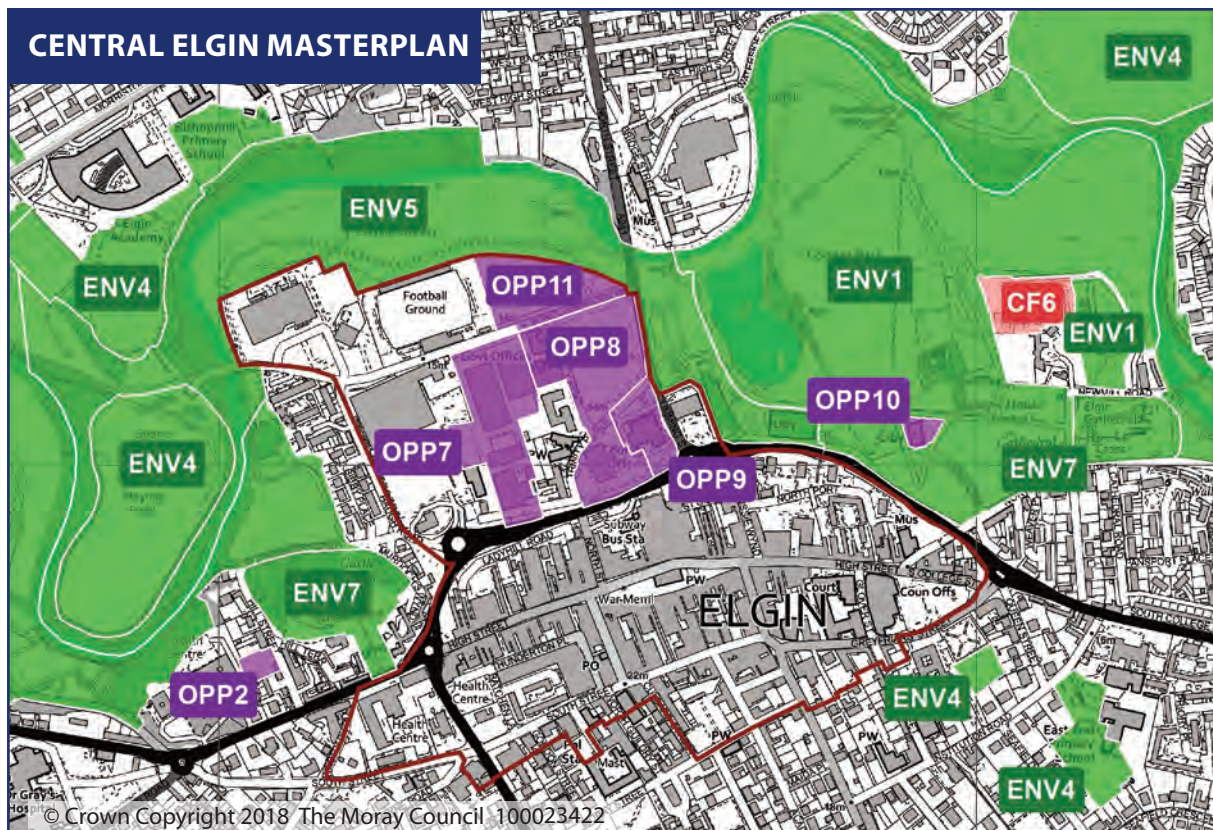
Once planning consent has been achieved a Masterplan/Growth Area Delivery Group will be established (see action 3 above).

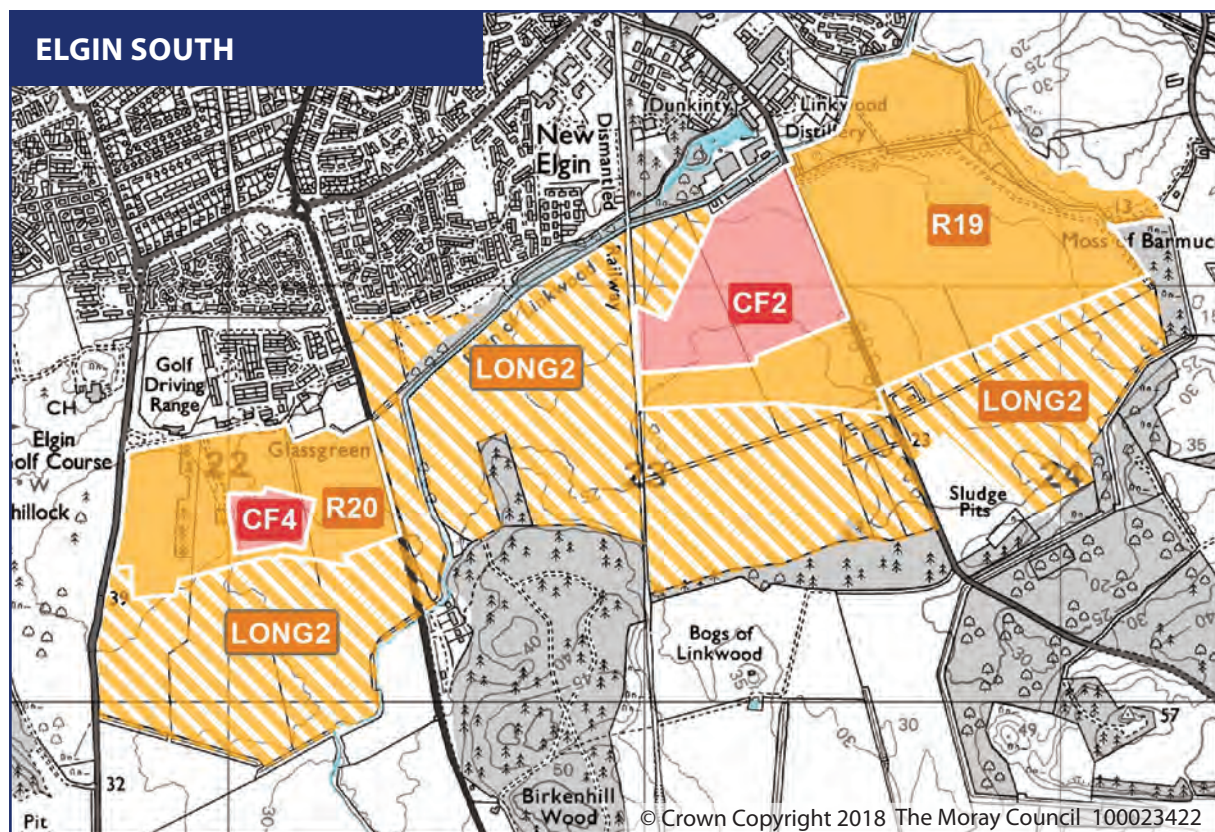
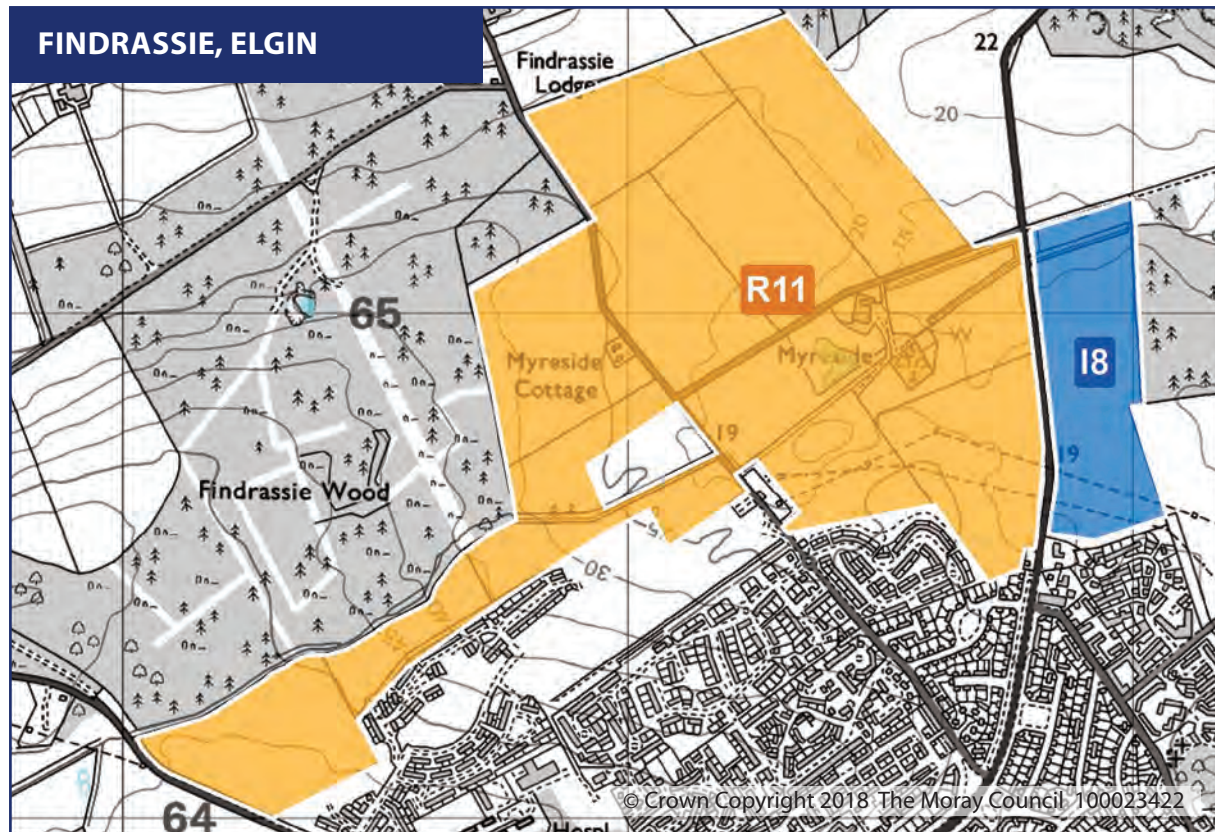


CLARKLY HILL, BURGHEAD

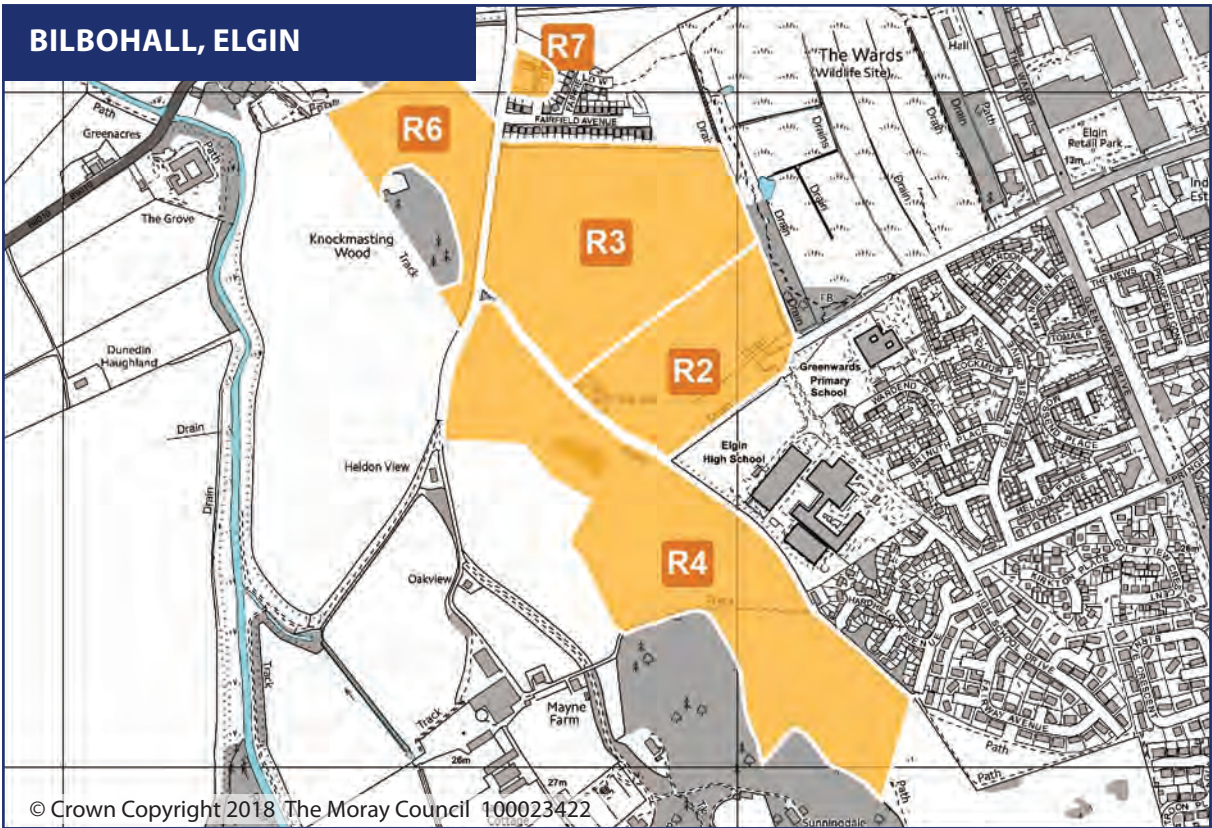


CENTRAL ELGIN MASTERPLAN

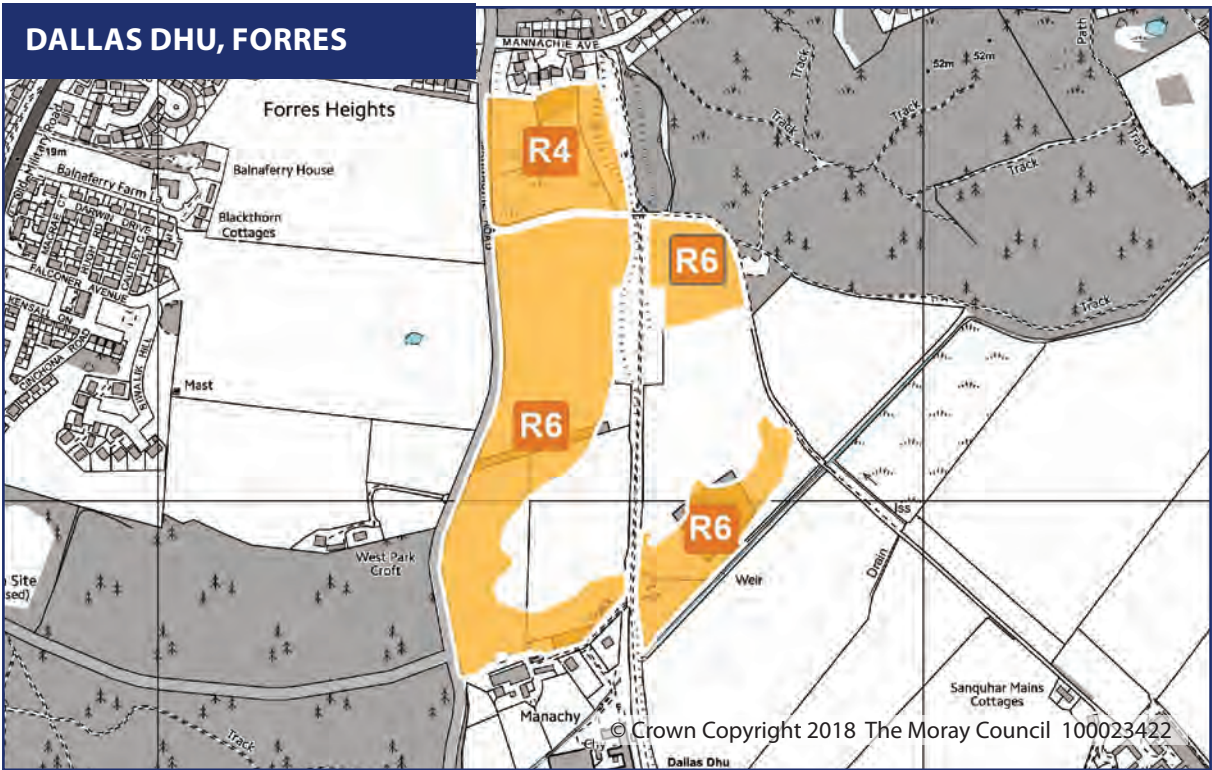




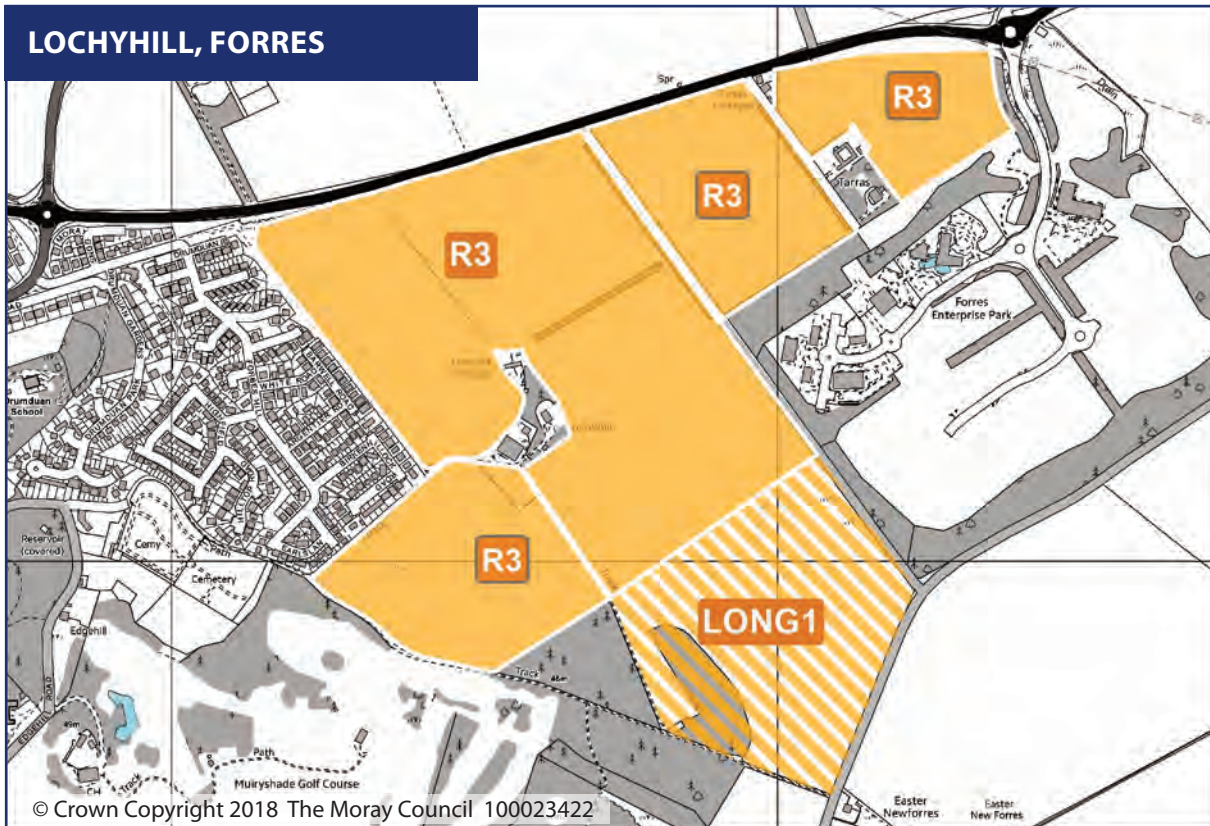
BILBOHALL, ELGIN



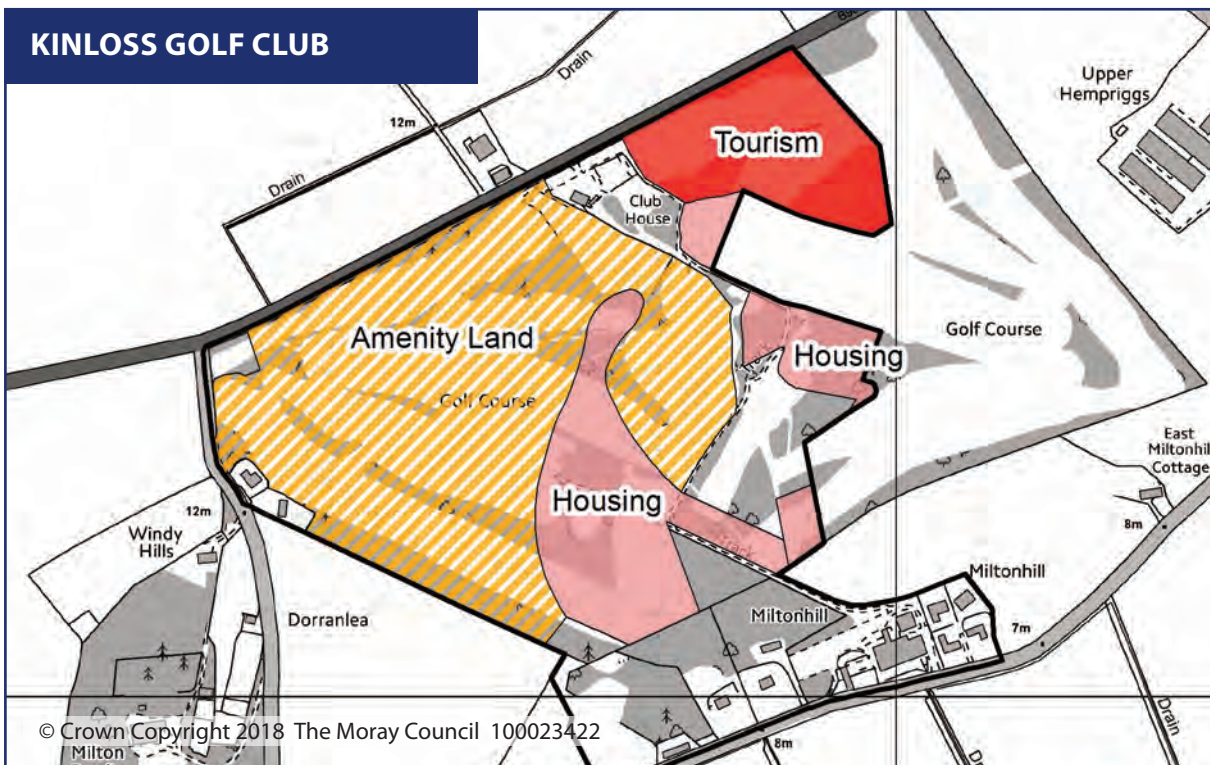
DALLAS DHU, FORRES



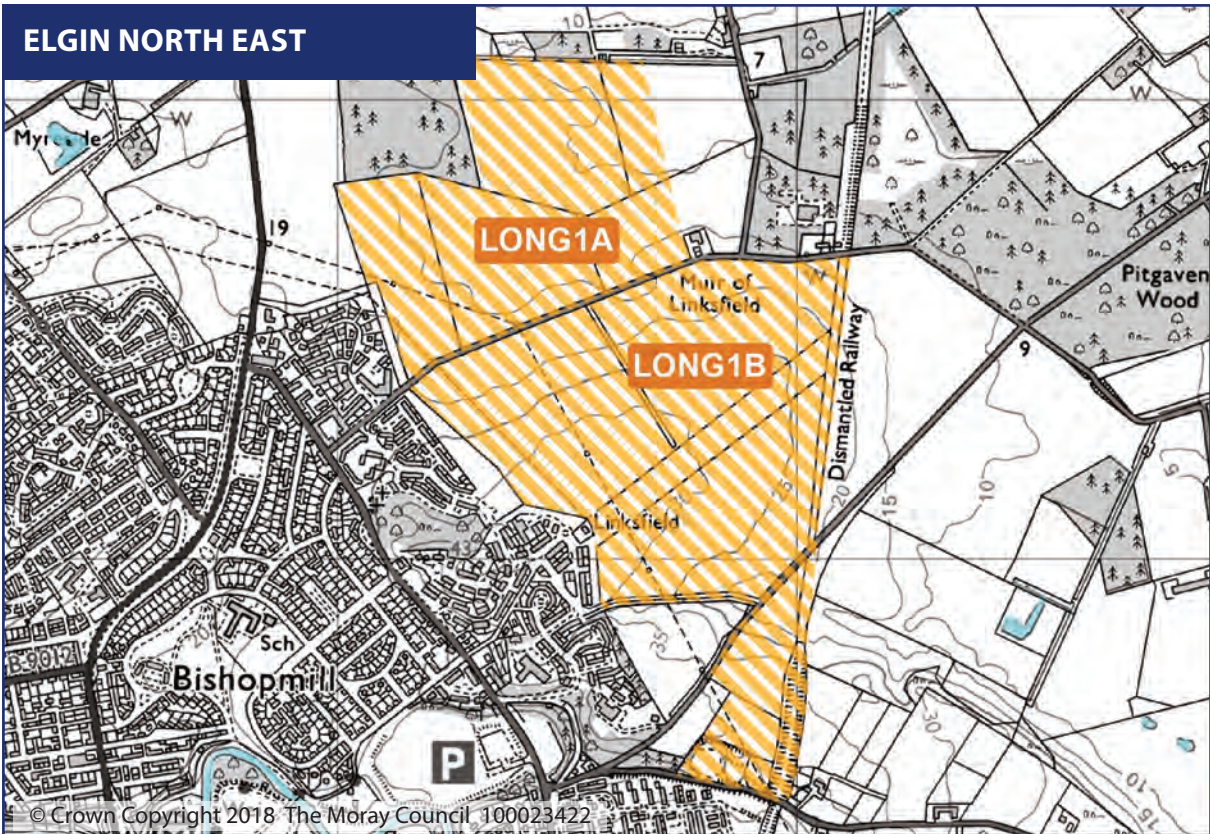
LOCHYHILL, FORRES



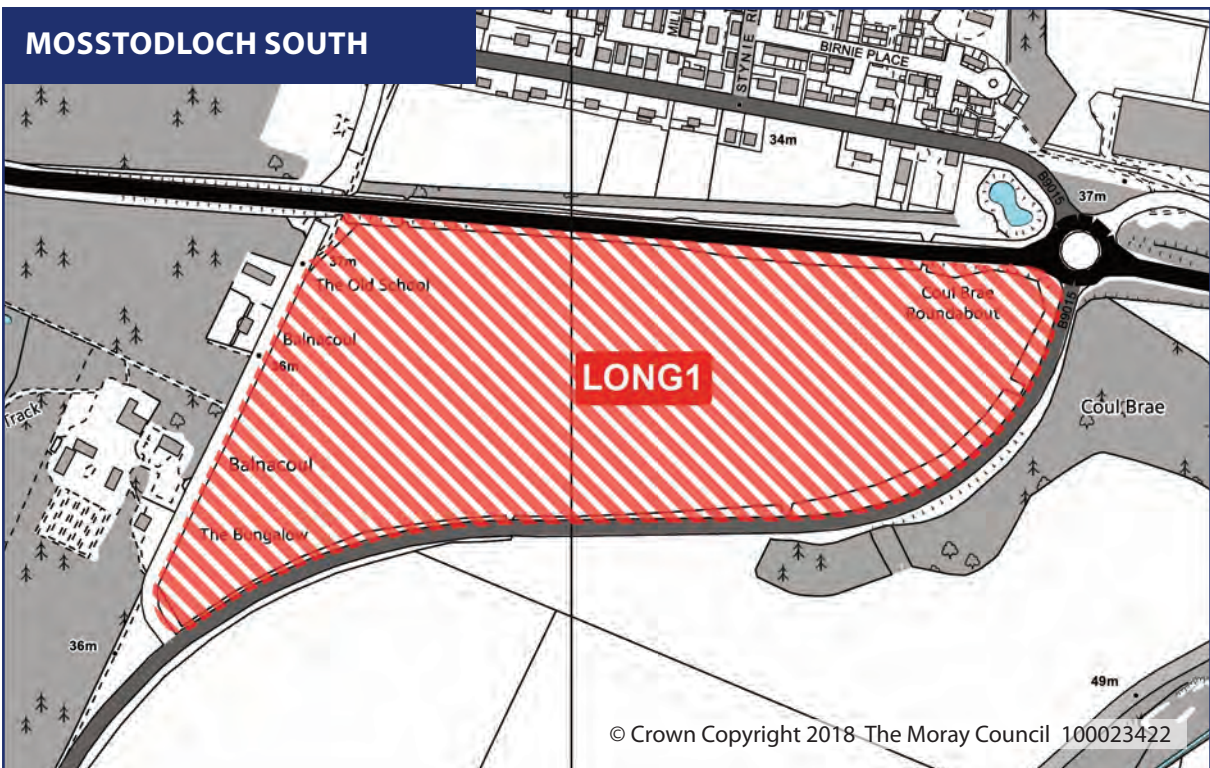
KINLOSS GOLF CLUB

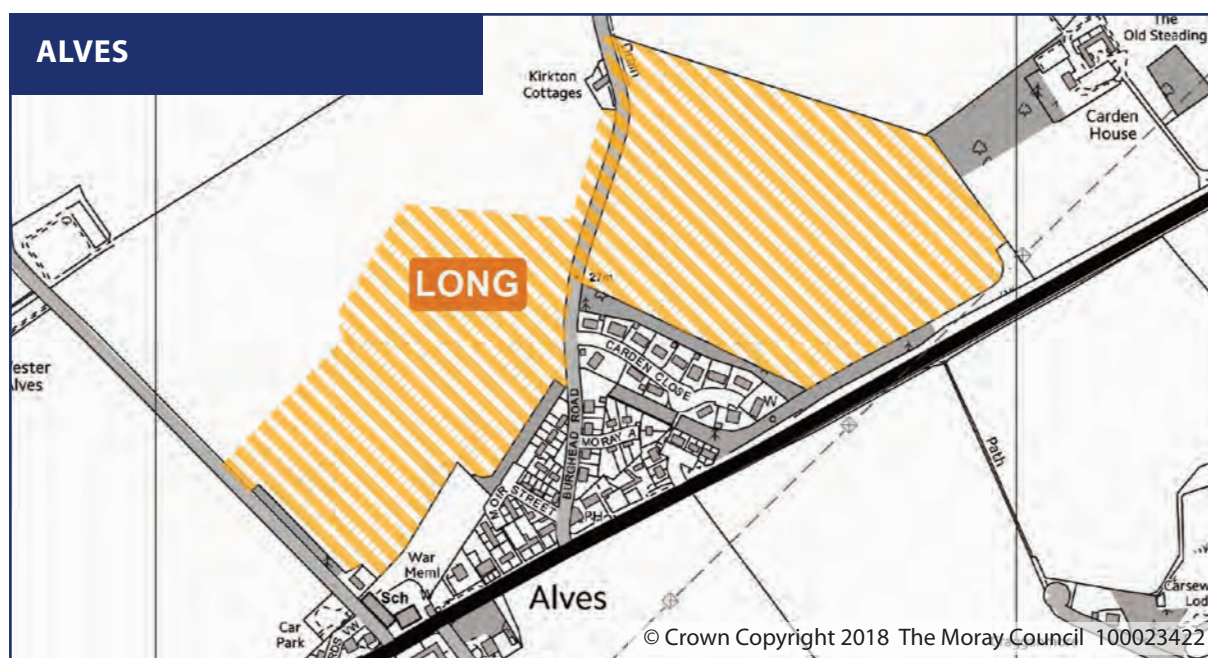


ELGIN NORTH EAST



MOSSTODLOCH SOUTH





ACTION 6

Prepare and Review Development Briefs

The Council will work collaboratively with landowners/developers and their agents in the preparation and delivery of Development Briefs on key sites (see table below).

Town	Development Briefs
Forres	(OPP4) Auction Mart, Tytler Street
	(OPP1) Caroline Street
	(OPP2) Bus Depot
Rothies	(R1) Spey Street
Craigellachie	(R3) Brickfield
	(R1) Edward Avenue

Town	Development Briefs
Dufftown	(R1) Hillside Farm
Buckie	(OPP5) Former Jones Shipyard
Cullen	(R1) Seafield Road
Keith	(R6) Former Caravan Site, Dunnyduff Road
Findochty	(R1) Morven Crescent
Portknockie	(R1) Seabraes

WHO

A Core Stakeholder Team will be established at the outset for each brief. The Core Stakeholder Team members will depend on the opportunities and challenges of each site but is likely to include the following stakeholders

TIMESCALE

2020



TIMESCALE

2021



ACTION 7

Complete Quality Audits

A Quality Audit will be carried out on all applications of 10 units and above.

The Quality Audit aims to bring a consistent approach to the assessment of planning applications to achieve better Placemaking.

WHO

LEAD: MC Strategic Planning and Development

with MC Development Management, MC Transportation, MC Housing, SNH, MC Flood Risk Management

TIMESCALE

Dependent on submission of proposals



ACTION 8

Planning Policy Interpretation Guidance

Planning Policy Guidance will be prepared to specifically cover Primary Policy 1 (PP1) Placemaking and 'How to Achieve Green in the Quality Audit'. The guide will also address other policy requirements such as compensatory planting, sustainable construction and acceptable low intensity tourism and recreational uses.

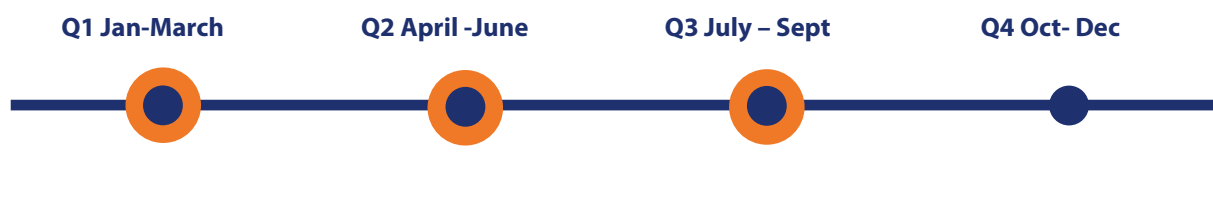
WHO

LEAD: MC Strategic Planning and Development

with SNH, MC Flood Risk Management, SEPA

TIMESCALE

for 2020



**ACTION
9****Preparation of LDP: Invitation to prepare Local Place Plans and preparation of Evidence Report**

The next review of the LDP will begin in 2023 and will start the preparation of the first 10 year LDP prepared under the Planning (Scotland) Act 2019. Before preparing the LDP local communities will be invited to prepare Local Place Plans. *At present it is unclear how these will be prepared, on what scale they will operate and how communities are to be supported through the process.

A detailed evidence report must be prepared demonstrating an understanding of the planning needs of the authority area and will be subject to extensive consultation with key stakeholders. The Evidence Report will be examined by an independent Reporter at the start of the plan process who will then decide if the information in the report is sufficient to start preparation of the Local Development Plan.

WHO

LEAD: MC Strategic Planning and Development
with communities and key agencies

TIMESCALE**2023****ACTION
10****Prepare and implement Food Growing Strategy**

Prepare and consult on a Food Growing Strategy for Moray, including allotments.

WHO

LEAD: MC Strategic Planning and Development
with MC Community Support Unit (CSU), Community Groups

TIMESCALE**2020 Preparation****TIMESCALE****2020 Implementation**

5 Provide a generous supply of housing land to meet the needs of various sectors of the market.

LOCAL OUTCOMES IMPROVEMENT PLAN – MORAY PRIORITY

- Building a better future for our children and young people in Moray
- Empowering and connecting communities
- Growing, diverse and sustainable economy

LOCAL DEVELOPMENT PLAN POLICIES

- PP1** Placemaking
- PP2** Sustainable Economic Growth
- PP3** Infrastructure and Services
- DP1** Development Principles
- DP2** Housing
- DP3** Long Term Land Reserves
- DP4** Rural Housing
- DP6** Mixed Use (MU) and Opportunity Sites (OPP)
- DP12** Gypsy/Travellers/Travelling Showpeople

ACTION 11

Site Delivery Strategies and Monitoring of Site Effectiveness

For each site identified within the LDP the landowner/developer must submit a Delivery Strategy. The Strategy must set out the steps and timescales associated with progressing the site through to development on the ground. Guidance and a template will be produced and consulted on by the Council to assist with this.

The Delivery Strategy must be submitted annually as part of the annual audit process, see below.

Where the effectiveness of a site has not been established removal of the site from the next Local Development Plan will be considered.

WHO

LEAD: MC Strategic Planning and Development
with Landowners/Developers

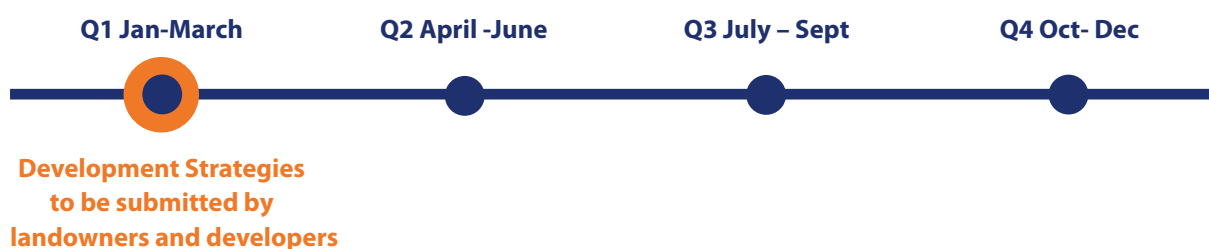
TIMESCALE

for 2020



TIMESCALE

for 2021 (and annually thereafter)



**ACTION
12****Annual monitoring of supply through Housing Land Audit**

The Housing Land Audit is completed annually with a base date of January. The Housing Land Audit is prepared by MC Planning and Development using data collected from housebuilders, site visits and analysis of building warrant completions.

The draft Housing Land Audit is consulted on for a 4 week period. Comments received are reviewed and the finalised Housing Land Audit is reported to committee.

The report to Committee also considers if any triggers have been met that would mean the early release of LONG sites should be considered.

WHO

LEAD: MC Strategic Planning and Development
with Landowners/Developers

TIMESCALE for 2021 (and annually thereafter)**ACTION
13****Develop Programme to support delivery of Stalled Sites and Vacant and Derelict Land**

Identify stalled sites and investigate options to facilitate their delivery. Investigate alternative delivery mechanisms and develop action plan to aid site delivery. This may include purchase or use of Compulsory Purchase powers to secure an effective land supply.

WHO

LEAD: MC Strategic Planning and Development
with Landowners, MC Estates, MC Housing, MC Legal, SEPA

TIMESCALE**ACTION
14****Review of Vacant/Derelict Land and Empty Properties**

Review Vacant/Derelict sites and other empty properties. Consider opportunities and action for redevelopment and bringing back into use.

WHO

LEAD: MC Strategic Planning and Development
with Landowners, MC Development Management, MC Estates, MC Housing, MC Legal, SEPA

TIMESCALE 2021

**ACTION
15**

Investigate options for longer term development beyond LDP2020
Investigate and assess options for longer term development beyond LDP2020, including consideration of options for a new town.

WHO

LEAD: MC Strategic Planning and Development
with MC Transportation, SNH, MC Flood Risk Management, MC Access Manager, MC Education, MC Environmental Health, SEPA, Regional Archaeologist, Landowners/Developers

TIMESCALE



**ACTION
16**

Site search and consultation for new Gypsy Traveller Halting site
Undertake a search for a Gypsy Traveller halting site and consult on options.

WHO

LEAD: MC Strategic Planning and Development
with MC Housing , MC Equal Opportunities Officer

TIMESCALE



6 A strong framework for investment that provides sufficient land for development and supports sustainable economic growth (including the tourism economy).

LOCAL OUTCOMES IMPROVEMENT PLAN – MORAY PRIORITY

- Growing, diverse and sustainable economy

LOCAL DEVELOPMENT PLAN POLICIES

- PP2** Sustainable Economic Growth
- PP3** Infrastructure and Services
- DP3** Long Term Land Reserves
- DP5** Business and Industry
- DP6** Mixed Use (MU) and Opportunity Sites (OPP)
- DP8** Tourism Facilities and Accommodation
- DP10** Minerals

ACTION 17

Site Delivery Strategies and Monitoring of Site Effectiveness

See action 8 above regarding submission of annual Delivery Strategy by landowners and developers.

ACTION 18

Annual monitoring of supply through Employment Land Audit

The Employment Land Audit is completed annually with a base date of January. Data is collected on completions from developers, through site visits and analysis of building warrant completions. A liaison meeting with MC Estates and Highlands and Islands Enterprise (HIE) is held to discuss sites and review market demand.

The draft Employment Land Audit is consulted on for a 4 week period. Comments received are reviewed and the finalised Employment Land Audit is reported to committee.

WHO

LEAD: MC Strategic Planning and Development

with MC Estates, HIE, Landowners/Developers

TIMESCALE

for 2021 (and annually thereafter)



ACTION 19

Prepare and Review Development Frameworks

The Council will work collaboratively with landowners/developers and their agents in the preparation and delivery of Development Frameworks on key employment sites (see below).

Strategic Framework	Sites	Timescales	Progress
Barmuckity, Elgin	I7	Complete	
Burnside of Birnie, Elgin	I16, LONG3	Dependent on preferred route of A96 dualling	
Easter Newforres	I5	Tbc	
West Mosstodloch	I3, LONG2	2022	Core Stakeholder Team to be established
Enterprise Park, Forres	BP1	2020/21	Core Stakeholder Team being established.
Lossiemouth Aerospace Campus		Tbc	

WHO

A Core Stakeholder Team will be established at the outset for each framework. The Core Stakeholder Team members will depend on the opportunities and challenges of each site but is likely to include the following stakeholders

CORE STAKEHOLDER TEAM

Lead MC Strategic Planning and Development

MC Transportation, SNH, MC Flood Risk Management.

OTHER STAKEHOLDER SITE DEPENDENT

HIE, MC Access Manager, MC Education, MC Environmental Health, SEPA, Regional Archaeologist.

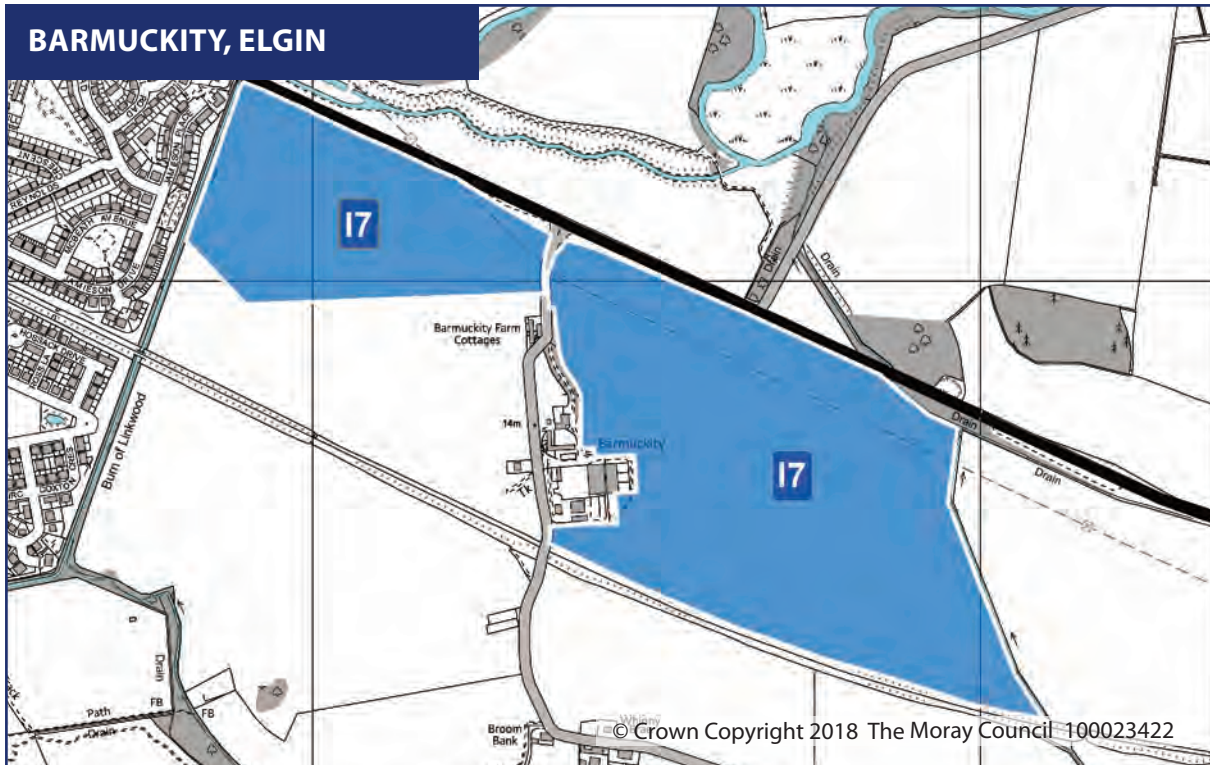
TIMESCALE

A Project Plan and key dates will be agreed with the Core Stakeholder Team at the outset. This will set out

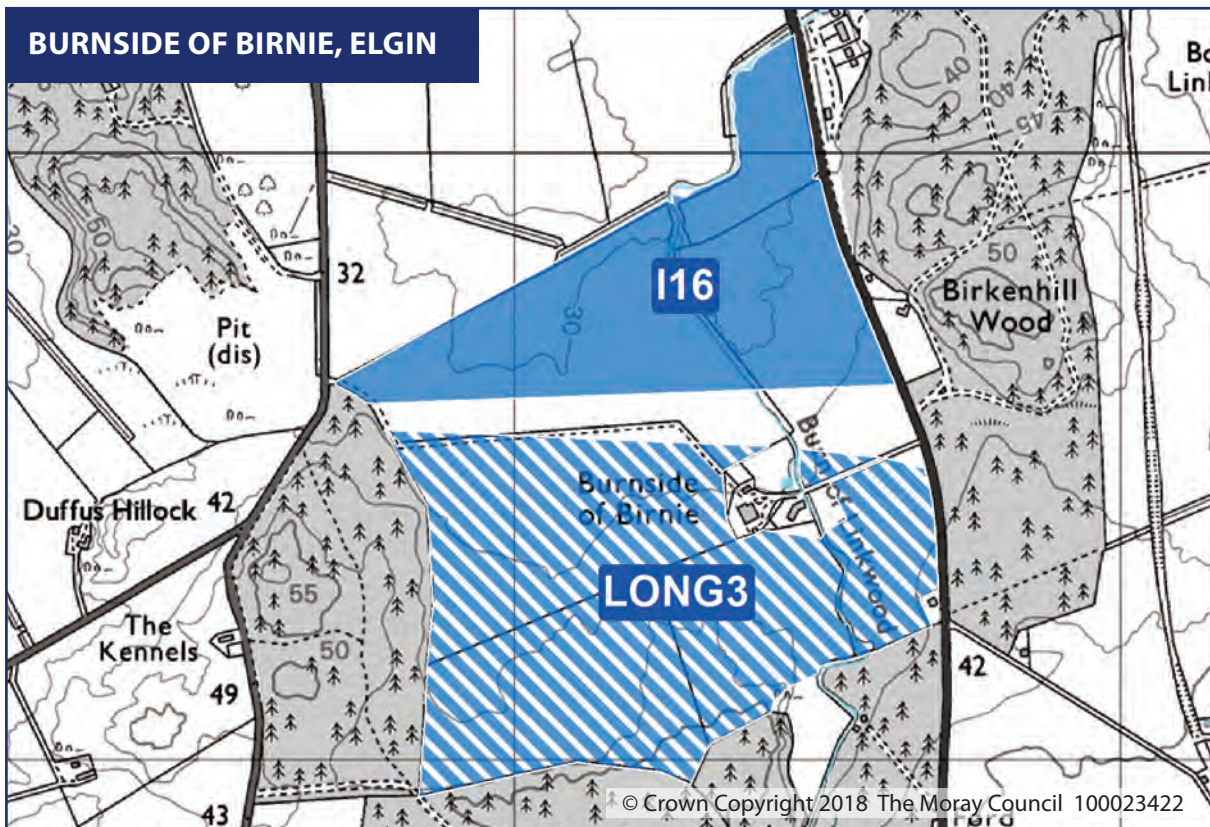
- Key target dates (to include review sessions, Committee Meetings, consultation events, key milestones).
- Arrangements for regular Core Stakeholder Team meetings
- Wider stakeholder consultation arrangements
- How and when the public will be included in development of the framework
- Consultation of Draft framework by Moray Council

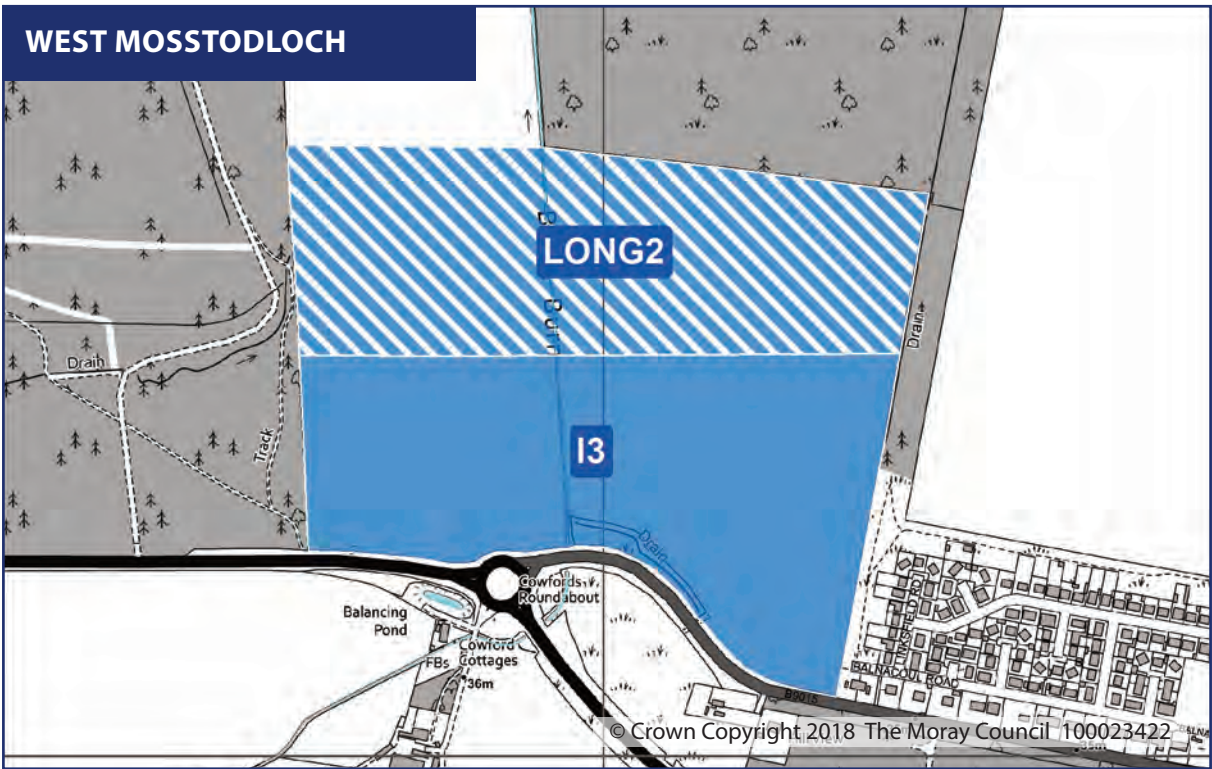
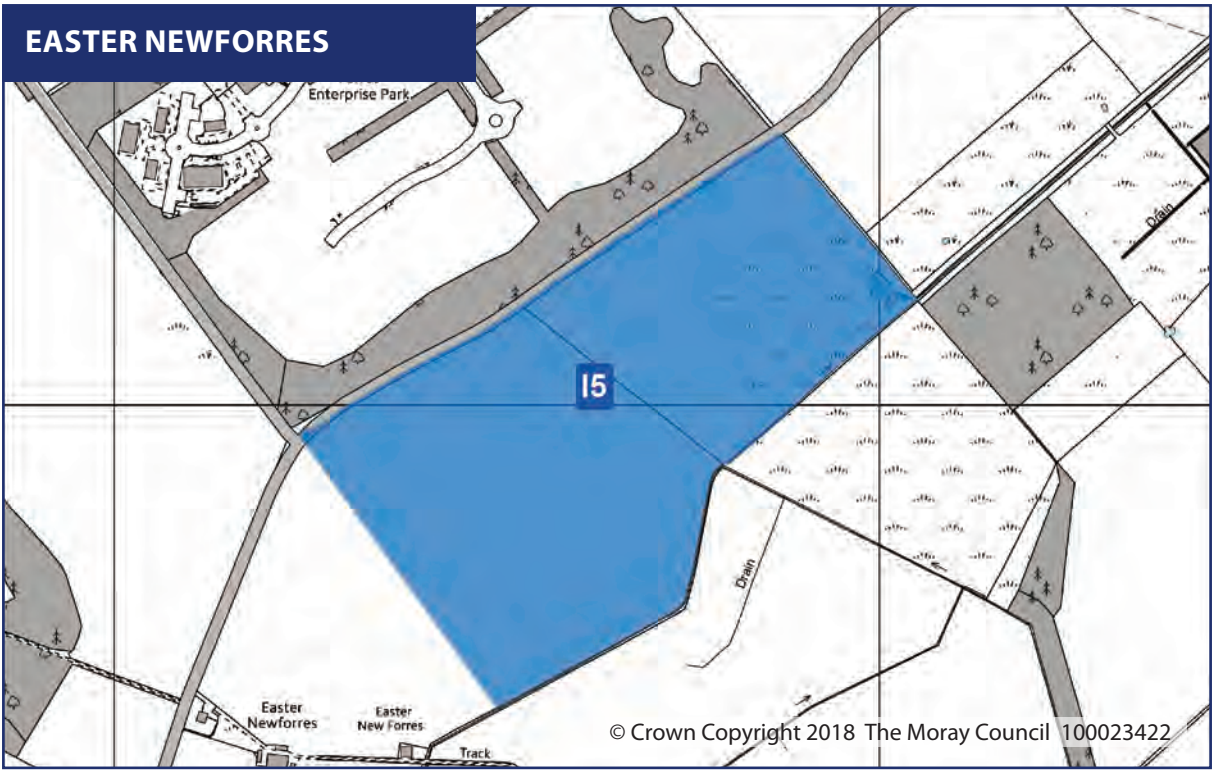


BARMUCKITY, ELGIN



BURNSIDE OF BIRNIE, ELGIN





**ACTION
20****Large Scale Rural Inward Investment Sites Identification**

Identify and assess sites with the potential to accommodate Large Scale Rural Inward Investment.

WHO**LEAD: MC Strategic Planning and Development**

with HIE, Landowners/Developers

Consultation on potential sites with: MC Transportation, SNH, MC Flood Risk Management, MC Access Manager, MC Education, MC Environmental Health, SEPA, Regional Archaeologist

TIMESCALE

for 2022

Q1 Jan-March

Q2 April -June

Q3 July – Sept

Q4 Oct- Dec



7 Identify and provide for new or upgraded social and physical infrastructure to support the expanding population whilst safeguarding existing infrastructure.

LOCAL OUTCOMES IMPROVEMENT PLAN – MORAY PRIORITY

- Building a better future for our children and young people in Moray
- Empowering and connecting communities
- Growing, diverse and sustainable economy

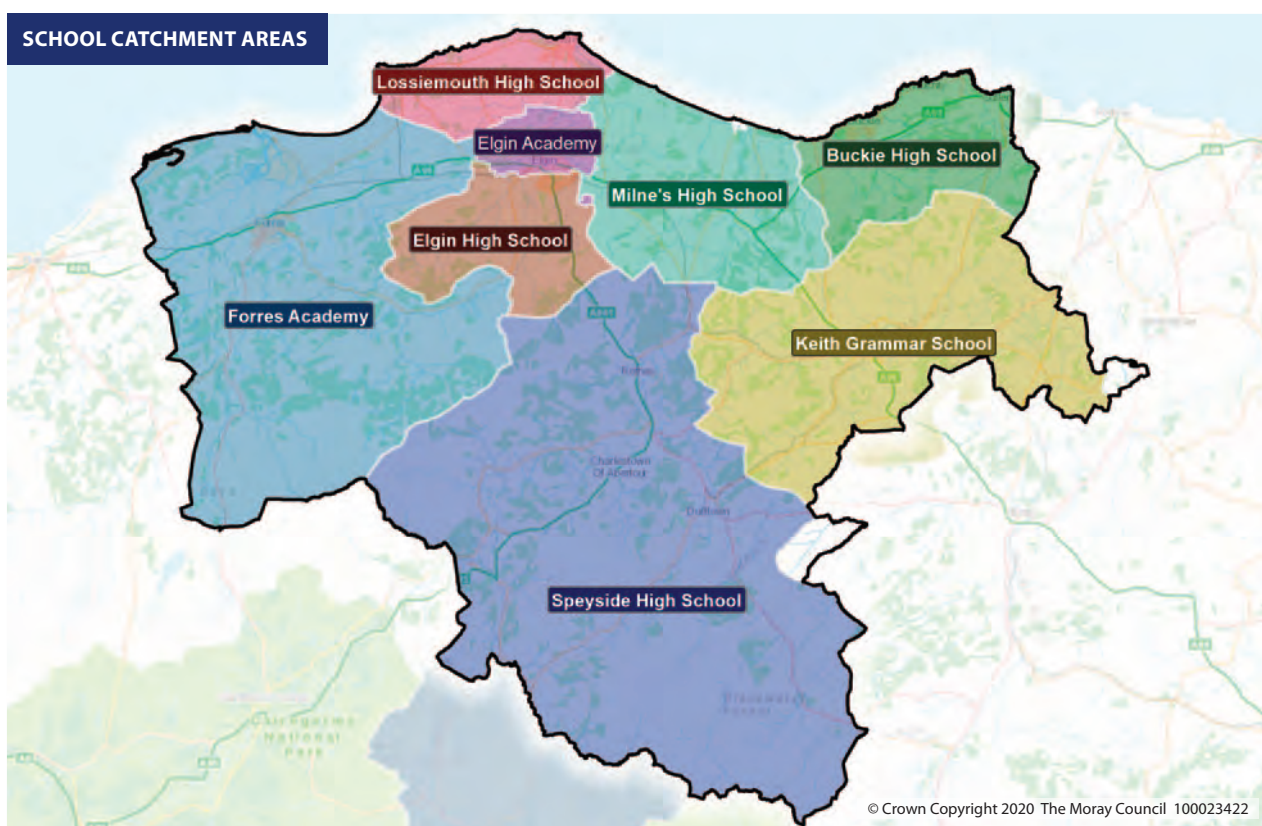
LOCAL DEVELOPMENT PLAN POLICIES

- PP1** Placemaking
- PP2** Sustainable Economic Growth
- PP3** Infrastructure and Services
- DP1** Development Principles
- DP2** Housing
- EP5** Open Space
- EP12** Management of the Water Environment
- EP13** Foul Drainage

ACTION 21

Delivery of Infrastructure

The following tables detail the infrastructure required to support delivery of development.



EDUCATION

INFRASTRUCTURE REQUIREMENT	ASG	ACTIONS	WHO	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
EDUCATION									
New Build	Buckie	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	Buckie R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, MU, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7, OPP8, LONG1 Cullen R1, OPP1, OPP2 Findochty R1, R2, OPP1 Portgordon R1 Portknockie R1, OPP1		SES
1 x Primary School – Findrassie Primary School	Elgin Academy	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	R11, R12		SES
Extension to Bishopmill Primary School	Elgin Academy	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	R9, R14		SES
Extension to Seafield Primary School	Elgin Academy	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	R13		SES
Extension to Elgin Academy	Elgin Academy	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	R8, R9, R10, R11, R12, R13, R14, R15, LONG1A/B, OPP2, OPP3, OPP4		SES
1 x Primary School – Linkwood Primary School	Elgin High	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	2019	£12,333,000 (estimate)	Moray Council	LONG2, R18, R19	Planning Application submitted- 17/01422/APP	SES
1 x Primary School – Glassgreen Primary School	Elgin High	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	R1, R3, R4, R5, R6, R7, R17, R20, LONG2		SES
Extension to Elgin High School	Elgin High	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	R1, R2, R3, R4, R5, R6, R7, R16, R17, R18, R19, R20, R21, LONG2, OPP2, OPP5, MU1		SES
Extension at Pilmuir Primary School	Forres	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	R1, R5, R7, OPP7		SES
1 x Primary School	Forres	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	Forres R3, LONG1		SES
Extension to Kinloss Primary School	Forres	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	Kinloss R1, R2, R3, RC, OPP2 Findhorn R1, R2, RC		SES

* SES - School Estate Strategy



INFRASTRUCTURE REQUIREMENT	ASG	ACTIONS	WHO	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
Extension to Forres Academy	Forres	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	Alves LONG Dallas R1, R2, R3 Dyke R1, R2, R3 Findhorn R1, R2 Forres R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7, LONG1 Kinloss R1, R2, R3, OPP2, RC Findhorn R1, R2, RC Rafford R1		SES
Extension to Hythehill Primary School	Lossiemouth	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	Lossiemouth R1, R2		SES
Replacement Lossiemouth High School	Lossiemouth	Preparation of long term sustainable School Estate Strategy	Moray Council Education Services	Spring 2020	£42,300,000 (estimate)	Scottish Futures Trust/Moray Council	Burghead R1, R2, LONG, OPP1 Cunninghamston R1 Hopeman R1, R2, R3 Lossiemouth R1, R2, R3	Planning Application submitted- 17/01725/APP	SES

Other Infrastructure including sports and recreation

INFRASTRUCTURE REQUIREMENT	ASG	ACTIONS	WHO	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
Enclosed Floodlit Synthetic Turf (4G) Pitch	Forres		Moray Council Education Services	To be confirmed	To be confirmed	To be confirmed	Alves LONG Dallas R1, R2, R3 Dyke R1, R2, R3 Findhorn R1, R2 Forres R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7 Kinloss R1, R2, R3, RC, OPP2 Findhorn R1, R2, RC Rafford R1		
Enclosed Sports Pitch	Forres		Developers	To be confirmed	To be confirmed	To be confirmed	Forres LONG1		
Floodlit Multi-use Games Area (MUGA)	Forres		Developers	To be confirmed	To be confirmed	To be confirmed	Forres R3		



HEALTH CARE

INFRASTRUCTURE REQUIREMENT	SETTLEMENT	ACTIONS	WHO	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
HEALTH CENTRE									
New Health Centre/ Hub Facility	Elgin	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	R1, R2, R3, R4, R5, R6, R7, R15, R16, R17, R18, R19, R20, LONG2, OPP1, OPP5		
Extension to Maryhill Health Centre	Elgin	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	R8, R9, R10, R11, R12, R13, R14, R21, LONG1, OPP2, OPP3, OPP4, MU1, MU2		
Extension to Elgin Community Surgery	Elgin	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	Windfall Sites		
Extension to Forres Health and Care Centre	Forres	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	Alves LONG Dallas R1, R2, R3 Dyke R1, R2, R3 Findhorn R1, R2, RC Forres R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7, LONG1 Kinloss R1, R2, R3, RC, OPP2 Rafford R1		
Extension to Ardach Health Centre	Buckie	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	Buckie R1, R2, R3, R4, R5, R9, OPP1, OPP2, OPP3, OPP4, OPP5, OPP7, OPP8, MU Findochty R1, R2, OPP1 Portknockie R1, OPP1		
Reconfiguration to Seafeld & Cullen Medical Practice	Buckie	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	Buckie R6, R7, R8, R10, LONG1, OPP6 Cullen R1, OPP1, OPP2 Portgordon R1		
New Build Health Centre	Keith	Prepare Initial Agreement	NHS	5-10 years	To be confirmed	To be identified	Keith R1, R2, R3, R4, R5, R6, R7, R8, LONG1, MU, OPP1, OPP2, OPP3 Newmill R1, R2, OPP1 Rothiemay R1, R2, R3	Strategic Assessment completed and approved by NHSG Asset Management Group	
Extension to Moray Coast Medical Practice	Lossiemouth	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	Burghead R1, R2, LONG, OPP1 Cunnington R1 Hopeman R1, R2, Lossiemouth R1, R2, R3		
New Build Health Centre	Fochabers	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	Fochabers R1, R2, R3, R4, LONG, OPP1, OPP2 Garmouth R1 Mosstodloch R1, R2, OPP1, LONG1 Lhanbryde R1, R2 Urquhart R1, R2, LONG1		
Reconfiguration to Rothes Medical Centre	Rothes		NHS	2018		NHS: Developer Obligations: £326.91	Rothes R1, R2, OPP1	Work completed	



INFRASTRUCTURE REQUIREMENT	SETTLEMENT	ACTIONS	WHO	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
Extension to Rinnes Medical Practice	Dufftown	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	Dufftown R1, OPP1, OPP2, OPP3		
Reconfiguration to Aberlour Health Centre	Aberlour	Improvement Grant	NHS	5-10 years	To be confirmed	To be identified	Aberlour R1, R2, OPP1 Archiestown R1, R2, R3, R4 Craigellachie R1, R2, R3		
DENTAL CHAIRS									
5 Additional Dental Chairs	Elgin	Strategic Assessment as part of the New Health Centre/Hub Facility proposed	NHS	5-10 years	To be confirmed	To be identified	Elgin R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, LONG1, LONG2, OPP2, OPP3, OPP4, OPP5, MU1, MU2		
2 Additional Dental Chairs	Forres	Strategic Assessment as part of the extension of Forres Health Centre	NHS	5-10 years	To be confirmed	To be identified	Alves LONG Dallas R1, R2, R3 Dyke R1, R2, R3 Findhorn R1, R2, RC Forres R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7, LONG1 Kinloss R1, R2, R3, RC, OPP2 Rafford R1		
1 Additional Dental Chair (To be provided in Elgin)	Roths Dufftown Aberlour	Strategic Assessment	NHS	5-10 years	To be confirmed	To be identified	Aberlour R1, R2, OPP1 Archiestown R1, R2, R3, R4 Craigellachie R1, R2, R3		
PHARMACY									
1 Additional Pharmacy	Elgin South	Strategic Assessment as part of the new Health Centre/ Hub Facility proposed in Elgin	NHS	5-10 years	To be confirmed	To be identified	R1, R2, R3, R4, R5, R6, R7, R16, R17, R18, R19, R20, R21, LONG2, OPP5		
Reconfiguration of existing Pharmacy outlets	Forres	Improvement Grant	NHS	5-10 years	To be confirmed	To be identified	Alves LONG Dallas R1, R2, R3 Dyke R1, R2, R3 Findhorn R1, R2, RC Forres R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7, LONG1 Kinloss R1, R2, R3, RC, OPP2 Rafford R1		



TRANSPORTATION AND ACTIVE TRAVEL

See Appendix 1 for Local Road Infrastructure (TSPs) action.

INFRASTRUCTURE REQUIREMENT	ACTIONS	WHO	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
NATIONAL INFRASTRUCTURE								
A96 Dualling between Inverness and Aberdeen	<p>Preferred Option for the A96 Dualling Hardmuir to Fochabers was announced in December 2018.</p> <p>Transport Scotland will publish Draft Orders and an Environmental Impact Assessment Report once the Design Manual for Roads and Bridges (DMRB) Stage 3 Assessment process is complete.</p>	Lead Transport Scotland/Scottish Government with input and consultation with Moray Council and Key Agencies including SEPA and SNH.	<p>The overall timetable for the dualling programme is set by the Scottish Government's commitment to dual between Inverness and Aberdeen by 2030.</p> <p>The construction phasing of individual elements will take shape during the future stages of design and development work.</p> <p>Construction of the schemes that make up the programme can only commence if each scheme is approved under the relevant statutory procedures and thereafter a timetable for their progress can be set.</p>	At this early stage in development it is difficult to give an accurate estimate of the cost of dualling between Inverness and Aberdeen. However, it is estimated that the cost of dualling will be similar to the dualling of the A9 (in the region of £3 billion). As the design and preparation is progressed a more detailed estimate will be developed.	Through the Infrastructure Investment Plan the Scottish Government has provided a commitment to dual the A96 between Inverness and Aberdeen. The design phase is being funded through the Scottish Government capital budget. In terms of future construction phases the Scottish Government / Transport Scotland will be considering the funding options that will be available and most appropriate.		<p>A96 Dualling Strategic Business Case published September 2014.</p> <p>Preliminary Engineering Assessment & Strategic Environmental Assessment published May 2015.</p> <p>Route options assessment work on A96 Hardmuir to Fochabers scheme underway with preferred option announced in December 2018.</p> <p>Moray public engagement events were held in November 2013, May 2015, October 2016, June 2017, February/March 2018, December 2018, and October 2019.</p> <p>Transport Scotland is currently progressing the Design Manual for Roads and Bridges (DMRB) Stage 3 Assessment process for the scheme and once this is complete, will publish Draft Orders and an Environmental Impact Assessment Report.</p>	
Rail improvements between Inverness and Aberdeen		Scottish Government	<p>First phase: December 2019</p> <p>Whole Project: 2030</p>	£330 million (Phase One)	Scottish Government		<p>West End- New fully accessible station and loop extension at Forres completed in October 2017</p> <p>Extended platforms at Elgin to accommodate longer High Speed Trains</p> <p>Signalling enhancements between Nairn and Elgin</p> <p>East End- Infrastructure to facilitate new station at Kintore</p> <p>Redoubling the track between Aberdeen and Inverurie</p> <p>Extended platforms at Insch to accommodate longer high speed trains</p>	



WATER AND WASTE WATER

Submit a Pre-Development Enquiry (PDE) for Scottish Water to assess the ability to serve development and if further assessment required.

Submission of a Pre-Development Enquiry (PDE) is the initial action for all developments. The PDE may identify further assessments that may require to be undertaken, including Flow and Pressure Tests, Water Impact Assessment (WIA) and Drainage Impact Assessment (DIA).

Further information and application form can be found here <https://www.scottishwater.co.uk/business/connections/connecting-your-property/planning-your-development>

A growth project has been initiated by Scottish Water at the following facilities

Growth projects have been initiated at the following treatment works for the period 2021 -2027

Settlements covered	Treatment Work	Responsible	Timescale	Costs	Funding Source
Fochabers Mosstodloch	Fochabers Waste Water Treatment Work	Scottish Water	2021-2027	To be confirmed	Scottish Water/Developers
Garmouth	Garmouth Waste Water Treatment Work	Scottish Water	2021-2027	To be confirmed	Scottish Water/Developers
Keith Newmill	Keith Waste Water Treatment Work	Scottish Water	2021-2027	To be confirmed	Scottish Water/Developers
Roths	Roths Waste Water Treatment Work	Scottish Water	2021-2027	To be confirmed	Scottish Water/Developers

Strategic Drainage Assessment

Scottish Water are undertaking a Strategic Drainage Assessment and modelling work in the following settlements. The outcomes will identify intervention and mitigation measures required to support development.

Settlements	Responsible	Timescale	Progress	Comments
Buckie	Scottish Water	2021	Stage 1 to be completed in early 2019	
Forres	Scottish Water	2021	Stage 1 to be completed in early 2019	
Elgin	Scottish Water	2021	Stage 1 to be completed in early 2019	



**ACTION
22****Update Elgin Traffic Modelling**

Use updated traffic modelling in Elgin taking account of new development proposals and also take cognisance of the proposed A96 dualling, to determine interventions required for Trunk Road in Elgin.

WHO

LEAD: MC Transportation

with Jacobs

TIMESCALE

for 2020

**TIMESCALE**

for 2021

**ACTION
23****Greenspace and Sports and Recreation Facilities Strategy**

Prepare and consult on a Greenspace and Sports and Recreation Facilities Strategy incorporating sports area, greenspaces and a play sufficiency assessment.

WHO

LEAD: MC Strategic Planning and Development

with MC Education, MC Lands and Parks, Community Councils, Community Groups

TIMESCALE

for 2021



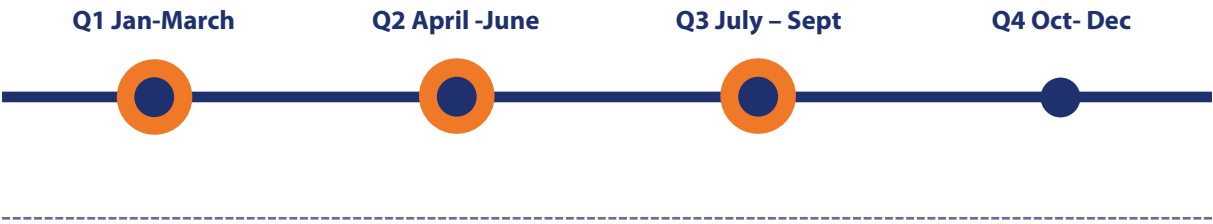
**ACTION
24**

Developer Obligations Supplementary Guidance Review
Review and update the Developer Obligations Supplementary Guidance.

WHO

LEAD: MC Strategic Planning and Development
with MC Legal, MC Finance, NHS, Scottish Water, Transport Scotland, MC Transportation,
MC Education, MC Housing

TIMESCALE for 2022



**ACTION
25**

Developer Obligations Assessment and Management of Funds
Continue to assess development proposals in line with Developer Obligation
Supplementary Guidance and collect funds from developer. Align funds with the Capital
Plan.

Review funds annually with Local Development Plan Delivery Group and report to
Committee.

WHO

LEAD: MC Strategic Planning and Development
with MC Legal, MC Finance, NHS, Scottish Water, Transport Scotland,
MC Transportation, MC Education, MC Housing

TIMESCALE Assessments ongoing and dependent on applications

TIMESCALE Report on funds to Committee Annually in Quarter 1 Jan-March



8 Promote the vitality and viability of town centres.

LOCAL OUTCOMES IMPROVEMENT PLAN – MORAY PRIORITY

- Empowering and connecting communities
- Growing, diverse and sustainable economy

LOCAL DEVELOPMENT PLAN POLICIES

- PP1** Placemaking
- PP2** Sustainable Economic Growth
- PP3** Infrastructure and Services
- DP6** Mixed Use (MU) and Opportunity Sites (OPP)
- DP7** Retail/Town Centres

ACTION 26

Prepare and implement Elgin Town Centre Masterplan

A masterplan will be prepared for Central Elgin working in partnership with Architecture and Design Scotland (AD&S). This must take forward the key concepts of the Central Elgin Regeneration Public Design Charrette 2015 including

- To plan for Elgin City Centre's growth as a vibrant retail and commercial centre, serving Moray and beyond
- To promote Elgin City Centre as a Carbon Conscious place to live, work and visit, prioritising carbon reduction, active travel, re-use of empty/ vacant buildings, surface water management and biodiversity
- To make Elgin City Centre a green and healthy place which is easy and safe to move around
- To respect, embrace and market Elgin's amazing heritage through lighting, interpretation and public art
- To promote creative industries in the City Centre and support an evening economy
- To increase opportunities for living in the City Centre
- To provide learning, social and recreational opportunities for young people

WHO

LEAD: MC Strategic Planning and Development

with MC Transportation, MC Lands and Parks, MC Estates, MC Development Management, Historic Environment Scotland, Elgin BID, MC Economic Development, SNH, SEPA

TIMESCALE

Preparation 2019 and 2020 new line for Implementation 2021 to 2031



ACTION 27

Town Centre Action Plans Buckie and Forres

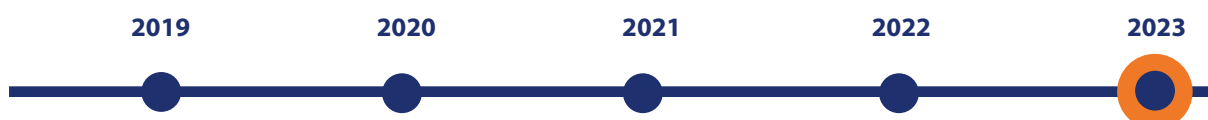
Prepare Town Centre Action plans for Buckie and Forres, including identifying opportunities for vacant buildings and land.

WHO

LEAD: MC Strategic Planning and Development

with MC Transportation, MC Lands and Parks, MC Estates, MC Development Management, Historic Environment Scotland, MC Economic Development

TIMESCALE



ACTION 28

Monitoring the Health of Town Centres

Town Centre Health Checks are carried out every two years and are completed by MC Planning and Development with assistance from MC Economic Development. Health Checks are completed for Buckie, Elgin, Forres, Keith and Lossiemouth. In Aberlour, Dufftown, Fochabers and Rothes only the Space in Use Survey is completed.

WHO

LEAD: MC Strategic Planning and Development

with MC Economic Development

TIMESCALE

for 2021



ACTION 29

Update Retail Model

Prepare an updated retail model to assist in the determination of retail planning applications.

WHO

LEAD: MC Strategic Planning and Development

TIMESCALE

for 2021/2022



9 Encourage efficient use of land and promote low carbon and sustainable development.

LOCAL OUTCOMES IMPROVEMENT PLAN – MORAY PRIORITY

- Building a better future for our children and young people in Moray
- Empowering and connecting communities
- Growing, diverse and sustainable economy

LOCAL DEVELOPMENT PLAN POLICIES

- PP1** Placemaking
- PP2** Sustainable Economic Growth
- PP3** Infrastructure and Services
- DP1** Development Principles
- DP9** Renewable Energy
- DP10** Minerals
- EP5** Open Space

ACTION 30

Planning Policy Interpretation Guidance

Prepare guidance to provide advice on the interpretation of policy requirements. The Guidance will cover a number of policies, specifically Primary Policy 1 (PP1) Placemaking. The Guide will set out 'How to Achieve Green in the Quality Audit' to comply with PP1, and cover other policy requirements such as compensatory planting, sustainable construction and acceptable low intensity tourism and recreational uses. At Examination a requirement for all development to avoid a specified and rising amount of carbon emissions through the use of renewable technologies was added, the guidance will provide further detail on implementation of this policy.

WHO

LEAD: MC Strategic Planning and Development

TIMESCALE

for 2020



ACTION 31

Encourage Active Travel

Several projects are ongoing that support Active Travel. These include Forres Active Travel Routes, Pinefield (Elgin) Active Travel Routes, Linking Communities (Lossiemouth and Hopeman) and Linking Communities (Rothes and Craigellachie) the upgrade of the Speyside Way to the south of Craigellachie and new active travel paths Lossiemouth. Delivery of schemes and behaviour change programmes will be ongoing during the LDP (subject to funding)..

WHO

LEAD: MC Sustainable Travel Officer

TIMESCALE

for 2020



TIMESCALE

for 2025



10 Protect and enhance the built and natural environment

LOCAL OUTCOMES IMPROVEMENT PLAN – MORAY PRIORITY

- Building a better future for our children and young people in Moray
- Empowering and connecting communities
- Growing, diverse and sustainable economy

LOCAL DEVELOPMENT PLAN POLICIES

- PP1** Placemaking
- PP2** Sustainable Economic Growth
- PP3** Infrastructure and Services
- DP1** Development Principles
- DP4** Rural Housing
- EP1** Natural Heritage
- EP2** Biodiversity
- EP3** Special Landscape Areas and Landscape Quality
- EP4** Countryside Around Towns
- EP5** Open Space
- EP7** Forestry, Woodlands and Trees
- EP8** Historic Environment
- EP9** Conservation Areas
- EP10** Listed Buildings
- EP11** Battlefields, Gardens and Designed Landscapes
- EP12** Managing the Water Environment
- EP13** Foul Drainage
- EP14** Pollution, Contamination and Hazards
- EP16** Geodiversity Soil Resources

ACTION 32

Tree Preservation Orders

Establish a programme to review existing Tree Preservation Orders and serve new Tree Preservation Orders where appropriate.

WHO

Lead MC Strategic Planning and Development
with MC Legal

TIMESCALE



**ACTION
33****Compensatory Planting Areas**

Prepare schedule of areas suitable for compensatory planting and implement Service Level Agreement (SLA) to deliver planting.

WHO**LEAD: MC Strategic Planning and Development**

with Woodland Trust, Community Councils, Community Groups

TIMESCALE

2020 - Review SLA 2021 - Implementation

**ACTION
34****Compensatory Planting Procedure**

Develop and agree a technical procedure with Scottish Forestry for the implementation of compensatory planting.

WHO**LEAD: MC Strategic Planning and Development**

with Scottish Forestry

TIMESCALE

2020

**ACTION
35****Wards Wildlife Site Management Plan**

Prepare and consult on Management Plan for the Wards Wildlife area.

WHO**LEAD: MC Strategic Planning and Development**

with SNH, Scottish Wildlife Trust, RSPB

TIMESCALE

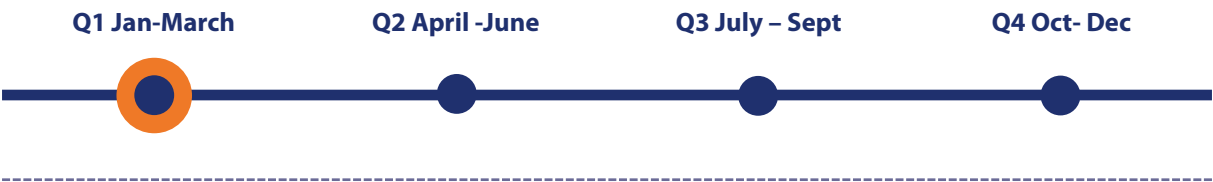
**ACTION
36**

Biodiversity Duty Report
Prepare Biodiversity Duty Report setting out actions undertaken to further the conservation of biodiversity.

LEAD

LEAD: MC Strategic Planning and Development
with Lands and Parks

TIMESCALE 2021 (and every three years thereafter)



**ACTION
37**

Conservation Area Appraisals
Develop programme of Conservation Area Appraisals. Complete and consult on Appraisals in line with programme.

LEAD

LEAD: MC Strategic Planning and Development
with MC Development Management



APPENDIX 1

Roads Infrastructure Improvements (TSPs)



APPENDIX 1

Roads Infrastructure Improvements (TSPs) See Local Development Plan for TSP maps.

INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
ABERLOUR								
TSP 1 - Dowans Road- footway provision from R1 to A95	Design to be progressed by developer. Council to consider potential for Compulsory Purchase of land to achieve link if developer is unable to achieve this.	Developer of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer.	R1	Condition of planning permission for Site R1	
TSP 2 - A95(T)/C59H Ruthrie Road- Improvements required to allow further development via Ruthrie Road junction	Constraint to providing development with access onto Ruthrie Road	Developer	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer.	Various		
TSP 3 - C59H (Aberlour - Edinville Road)- Emergency access to Site R1	Safeguarding	Developer of R1	n/a	n/a	n/a	R1	Condition of planning permission for Site R1	
TSP 4 - U103H Ruthrie Road- Second point of vehicular access required for Site R2	Design to be progressed by developer	Developer of R2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer.	R2		
TSP 5 - Active Travel connection between Site R2 and Sellar Place	Design to be progressed by developer	Developers of R2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer.	R2		
TSP 6 - A95(T)- New access junction to Speyview	Developer to consult with Transport Scotland	Developers of R2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer.	R2		
BUCKIE								
TSP 1 - Barhill Road-New junction to access Site R8 (East and West of Barhill Road)	Scheme under construction	Developers of R8	To be completed during 2019		New infrastructure to be provided as part of development at cost to developer.	R8		
TSP 2 - Barhill Road- Two new accesses to serve Site R6 and R8	It is required to safeguard for a future roundabout at one of the two access locations	Developers of R6, R8	Dependent on development coming forward		New infrastructure to be provided as part of development at cost to developer.	R6, R8	Planning permission granted-16/00620/APP	
TSP 3 - High Street/A98- Possible junction improvements required	Junction improvement to be developed as part of Transport Assessment	Developers of R5, MU	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R5, MU		
TSP 4 - High Street- New junction onto A942 to serve R5 and MU	Design to be progressed by developer	Developers of R5, MU	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R5, MU		
TSP 5 - March Road North- Improvements required associated with Sites R3 and R4	Design to be progressed by developer	Developers of R3, R4	Dependent on development coming forward	To be determined by developers	Road upgrades to be provided as part of development at cost to developer	R3, R4		



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 6 - March Road- Two new points of access to serve industrial areas	Under construction	Developers of I3, I4	To be completed late 2018/early 2019	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	I3, I4	Road layout has been approved (planning ref 17/00193/APP)	
TSP 7 - March Road/A98 junction improvements - possible right turn ghost island	Possible improvements required as a result of I3 & LONG2 developments - Transport Assessment is required to consider	Developer of I3/LONG2	Dependent on development coming forward	To be determined by developers	New infrastructure/ road upgrades to be provided as part of development at cost to developer	I3, LONG2		
TSP 8 - Harbour-Safeguarded	Safeguarding							
TSP 9 - A98/Barhill Road- Junction improvements may be required	To be assessed by development sites via submission of Transport Assessment	Developers of R7, R8, LONG1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R7, R8, LONG1		
TSP 10 -St Andrew`s Square- Double mini roundabout	To be assessed by development sites via submission of Transport Assessments. Potential improvements to pedestrian facilities.	Developers of R7, R8, LONG1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer Potential for funding from Community Links	R7, R8, LONG1		
TSP 11 - March Road roundabout	To be assessed by development sites via submission of Transport Assessment	Developers of I3	Dependent on development coming forward	To be determined by developers	Any improvements to be provided as part of development at cost to developer	I3		
TSP 12 - Whispering Meadows- New Junction to access Site R5	Design to be progressed by developer	Developers of R5	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R5		
TSP 13 - March Road- New Junction to access Site LONG2	Design to be progressed by developer	Developers of LONG2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	LONG2		
TSP 14 - Two points of access from Golf View Drive and Alba Road. Road Improvements required	Design to be progressed by developer	Developers of R7	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R7		
BURGHEAD								
TSP 1 - Burghead- Newton Road B9013- New access junction onto B9013 to provide access to Site R2	Transport Statement is required	Developers of R2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R2		
TSP 2 - Burghead Harbour-Safeguarded	Safeguarding							



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 3 - Burghead- Newton Road B9013/B9089 junction- New roundabout junction to provide access to Site LONG and pedestrian connection along site frontage	Developer to design access	Developers of LONG	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	LONG		
TSP 4 - Pedestrian connection from Site R2 to existing footway on St Aethans Road and to Headlands Rise	Design to be progressed by developer	Developers of R2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R2		
CRAIGELLACHIE								
TSP 1 - A941/R3- New junction onto Hill Street to serve Site R3. Pedestrian footpath along or parallel to the extent of the site frontage onto the A941 and extended northwards to connect to the existing junction at Brickfield.	Design to be progressed by developer	Developers of R3	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R3	Planning permission granted	
CULLEN								
TSP 1 - Seafield Road- New priority junction to access Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
TSP 2 - B9018- New junction required to access Site I1	Design to be progressed by developer	Developers of I1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	I1		
DUFFTOWN								
TSP 1 - Hill Street- Improvements (including road width, surfacing, drainage, footways and lighting) to serve Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	Any improvements to be provided as part of development at cost to developer	R1		
TSP 2 - Conval Street/Conval Crescent- New junction arrangements required to support release of Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
TSP 3 - Hill Street/Balvenie Street- Junction improvements	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure/improvements to be provided as part of development at cost to developer	R1		
DYKE								
TSP 1 -C7E-Improvements required to serve further development in Dyke, to include localised widening and/or passing place provision on C7E between Dyke and the Barleymill Junction (C7E/U76E)	Design to be progressed by developer	Developers of R1, R2, R3	To be determined	To be determined	New infrastructure to be provided as part of development at cost to developer	R1, R2, R3	Condition of Planning Permission for Site R1	Third party land required
TSP 2 - Barleymill Junction (C7E/U76E)- Junction improvements required to serve further development in Dyke	Design to be progressed by developer	Developers of R1, R2, R3	To be determined	To be determined	New infrastructure to be provided as part of development at cost to developer	R1, R2, R3		Third party land required



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
ELGIN								
TSP 1 - A96/ Morriston Road junction improvement including MU1 Riverview access	Impact on this junction from development sites to be considered via LDP Traffic Modelling and Transport Assessments. Design of any required mitigation measures to be agreed with Transport Scotland taking into consideration design of A96(T) link road.	Developers of R2, R3, R4, R5, R6, R7, R11, R12, R21, R22, I8, MU1, MU2, LONG1A, LONG1B	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer or developer obligations subject to agreement with Transport Scotland.	R2, R3, R4, R5, R6, R7, R11, R12, R21, R22, I8, MU1, MU2, LONG1A, LONG1B		
TSP 2 - A96/Wittet Drive junction	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R2, R3, R4, R5, R6, R7	Dependent on development coming forward	To be determined	Any junction improvement to be provided as part of development at cost to developer.	R2, R3, R4, R5, R6, R7		
TSP 3 - Bilbohall Road/Mayne Road/Fleurs Road/Wards Road improvements to Railway Bridge and junctions to serve Bilbohall development	Transport Assessment required as part of overall Bilbohall Masterplan to determine acceptable means of access and required mitigation/ improvements	Developers of R2, R3, R4, R5, R6, R7	Dependent on development coming forward	To be determined	Access improvements and new infrastructure to be provided as part of development at cost to developer with some funding from Scottish Government as site has significant proportion of affordable housing	R2, R3, R4, R5, R6, R7		
TSP 4 - Bilbohall Road widening to serve Bilbohall development	Transport Assessment required as part of overall Bilbohall Masterplan to determine acceptable means of access and required mitigation/ improvements	Developers of R2, R3, R4, R5, R6, R7	Dependent on development coming forward	To be determined	Access improvements and new infrastructure to be provided as part of development at cost to developer with some funding from Scottish Government as site has significant proportion of affordable housing	R2, R3, R4, R5, R6, R7		
TSP 5 - A96/South Street/Pluscarden Road junction	Impact on this junction from development sites to be considered via LDP Traffic Modelling and Transport Assessments. Design of any required mitigation measures to be agreed with Transport Scotland.	Developers of R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8	Dependent on development coming forward	To be determined	Junction improvement to be provided as part of development at cost to developer or developer obligations subject to agreement with Transport Scotland.	R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8		
TSP 6 - A96/A941 Hay Street/High Street junction	Impact on this junction from development sites to be considered via LDP Traffic Modelling and Transport Assessments. Design of any required mitigation measures to be agreed with Transport Scotland.	Developers of R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8	Dependent on development coming forward	To be determined	Junction improvement to be provided as part of development at cost to developer or developer obligations subject to agreement with Transport Scotland.	R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8		



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 7 - A96/Haugh Road/Tesco Access junction	Impact on this junction from development sites to be considered via LDP Traffic Modelling and Transport Assessments. Design of any required mitigation measures to be agreed with Transport Scotland.	Developers of R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8	Dependent on development coming forward	To be determined	Junction improvement to be provided as part of development at cost to developer or developer obligations subject to agreement with Transport Scotland.	R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8		
TSP 8 - A96/A941 Cumming Street junction	Impact on this junction from development sites to be considered via LDP Traffic Modelling and Transport Assessments. Design of any required mitigation measures to be agreed with Transport Scotland.	Developers of R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8	Dependent on development coming forward	To be determined	Junction improvement to be provided as part of development at cost to developer or developer obligations subject to agreement with Transport Scotland.	R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8		
TSP 9 - A96/Pansport Road/Maisondieu Road junction	Impact on this junction from development sites to be considered via LDP Traffic Modelling and Transport Assessments. Design of any required mitigation measures to be agreed with Transport Scotland.	Developers of R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8	Dependent on development coming forward	To be determined	Junction improvement to be provided as part of development at cost to developer or developer obligations subject to agreement with Transport Scotland.	R2, R3, R4, R5, R6, R7, R11, R12, R13, R16, R21, R22, LONG1A, LONG1B, LONG2, I7, I8, I16, MU1, MU2, OPP7, OPP8		
TSP 10 - A96/Barmuckity- New footway/cycleway to connect development to Elgin	Design to be progressed by developer	Developers of R16, I7	Dependent on development coming forward	To be determined	New infrastructure to be provided as part of development at cost to developer	R16, I7		
TSP 11 - Morriston Road/Duffus Road junction improvements required to serve development	Design to be informed by a Stage 1/ 2 Road Safety Audit. Ghost island junction acceptable for Area 1 of Development R11- traffic signals required for Findrassie Masterplan development	Developers of R11, R12, R22	Dependent on development coming forward	To be determined	Junction improvement to be provided as part of development at cost to developer	R11, R12, R22		
TSP 12 - A941 North Street/Morriston Road junction improvements required to serve development	Initial improvement to mitigate impact of Area 1 of R11 development to be designed by developer of R11 Area 1. Design to be informed by a Stage 1/ 2 Road Safety Audit. Further improvements of traffic signals required for Findrassie Masterplan development.	Developers of R11, R12, R22, LONG1A, LONG1B, I8, MU2, OPP7, OPP8	Dependent on development coming forward	To be determined	Initial junction improvement to be provided as part of development at cost to developer. Further improvements to accommodate traffic associated with development in North Elgin to be provided as part of development at cost to developer or developer obligations.	R11, R12, R22, LONG1A, LONG1B, I8, MU2, OPP7, OPP8		Third party requirement to provide full mitigation of R11/I8 development.

INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 13 - Westerfolds/Covesea Road junction and road improvements required in association with Findrassie development	Impact on Westerfolds Road and Westerfolds/Covesea Road junction to be assessed as development progresses for wider R11/R12 site	Developers of R11, R12	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R11, R12	Improvements not required for Area 1 of R11 development. Further consideration required for development of area North of Myreside Road.	
TSP 14 - Myreside Road/Covesea Road junction and road improvements required in association with Findrassie development	Junction and road to be upgraded as part of development of internal road network associated with Site R11. Design to be informed by Stage 1/ 2 Road Safety Audit	Developers of R11, R12	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R11, R12		
TSP 15 - Covesea Road- New junction required in association with Findrassie development	Road to be upgraded as part of development of internal road network associated with R11. Design to take consideration of proposed access point to R5 (Hamilton Gardens). Design to be informed by Stage 1/ 2 Road Safety Audit.	Developers of R11, R12	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R11, R12		
TSP 16 - A941 Lossiemouth Road/Covesea Road junction improvements required in association with Findrassie development	Detailed design of signal controlled junction required to accommodate Masterplan development at R11. Design to be informed by Stage 1/ 2 Road Safety Audit.	Developers of R11, R12, I8, MU1	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R11, R12, I8, MU1		
TSP 17 - A941 Lossiemouth Road/Lesmurdie Road junction improvements required in association with Findrassie development	No intervention required to serve Area 1 of development R11. Full Masterplan development at R11 will require upgrade to provide additional capacity- design of traffic signal junction to be agreed as development progresses.	Developers of R11, R12, LONG1A, LONG1B, I8, MU2	Dependent on development coming forward	To be determined by developers	Junction capacity improvement to be provided as part of development at cost to developer	R11, R12, LONG1A, LONG1B, I8, MU2		



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 18 - A941 Lossiemouth Road- New junctions to provide access for Findrassie development	Area 1 of development at R11 to provide priority junctions. Full Masterplan development will require design and delivery of traffic signal junction. Design to be informed by Stage 1/ 2 Road Safety Audit.	Developers of R11, I8	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R11, I8		
TSP 19 - A941 Lossiemouth Road/Myreside Road closure of junction to vehicular traffic in association with Findrassie development	Developer to design detailed proposal	Developers of R11, I8	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R11, I8		
TSP 20 - Lesmurdie Road/Linksfied Road- Junction improvements associated with development in North Elgin	Junction improvement to be developed as part of Transport Assessment	Developers of R11, R12, LONG1A, LONG1B, I8, MU2	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R11, R12, LONG1A, LONG1B, I8, MU2		
TSP 21 - Lesmurdie Road/Calcotts Road- Potential junction improvements associated with development in North Elgin	Junction improvement to be developed as part of Transport Assessment	Developers of R11, R12, R13, LONG1A, LONG1B, I8, MU2	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R11, R12, R13, LONG1A, LONG1B, I8, MU2		
TSP 22 - Linkwood Industrial Estate pedestrian and vehicular access to be provided between Site I1 and I6	Monitor progress on I6 as individual planning applications come forward	Developers of I6	Dependent on development coming forward	To be determined by developers	New pedestrian/vehicle link to be provided as part of development at cost to developer	I6	Development permitted to date does not trigger requirement for link	Final plots of I6 remain undeveloped
TSP 23 - A941 Rothes Road- New junction to serve Burnside of Birnie	Design to be progressed by developer	Developers of I16	Dependent on development coming forward	To be determined by developers	New junction improvement to be provided as part of development at cost to developer	I16		
TSP 24 - A941 Rothes Road- New junction to serve Burnside of Birnie	Design to be progressed by developer	Developers of LONG3	Dependent on development coming forward	To be determined by developers	New junction improvement to be provided as part of development at cost to developer	LONG3		
TSP 25 - Linksfied/Caysbriggs Road- Widening and upgrading with footway/cycleway provision to serve development at LONG1A and LONG1B	Design to be progressed by developer	Developers of LONG1A, LONG1B	Dependent on development coming forward	To be determined by developers	Road widening and new infrastructure to be provided as part of development at cost to developer	LONG1A, LONG1B		
TSP 26 - Edgar Road extension to form primary access to Bilbohall development	Extension of Edgar Road partially complete to serve Elgin High School. Remainder to be provided as part of development of Site R2, R3, R4, R5, R6, R7	Developers of R2, R3, R4, R5, R6, R7	Dependent on development coming forward	To be determined by developers	Extension to Edgar Road to be provided as part of development at cost to developer with some funding from Scottish Government as site has significant proportion of affordable housing	R2, R3, R4, R5, R6, R7	Bilbohall Masterplan Supplementary Guidance	

INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 27 - Edgar Road/The Wards/Glen Moray Drive- Junction improvements associated with Bilbohall development and Site LONG2	Junction upgrade will be required as part of development of Sites R2, R3, R4, R5, R6, R7, LONG2	Developers of R2, R3, R4, R5, R6, R7, LONG2	Dependent on development coming forward	To be determined by developers	Junction improvement to Edgar Road to be provided as part of development at cost to developer with some funding from Scottish Government as site has significant proportion of affordable housing	R2, R3, R4, R5, R6, R7, LONG2		
TSP 28 - Glen Moray Drive/Springfield Road/ Sandy Road - Potential junction improvements associated with development to the south of Elgin	To be assessed by development sites in South side of Elgin via submission of Transport Assessment	Developers of LONG2	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	LONG2		
TSP 29 - A941 Main Street/Birnie Road/Thornhill Road junction	To be assessed by development sites in South side of Elgin via submission of Transport Assessment	Developers of LONG2, LONG3, I16	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	LONG2, LONG3, I16		
TSP 30 - A941 New Elgin Road/Edgar Road/Linkwood Road junction (ETS Scheme- I3A)	Develop options To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	£1,328,933 (estimate)	Moray Council, Developer Obligations	All Sites		
TSP 31 - A941 New Elgin Road/Station Road/Maisondieu Road junction (ETS Scheme-I3A)	Develop options To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	£1,328,933 (estimate)	Moray Council, Developer Obligations	All Sites		
TSP 32 - A941 Hay Street/Wards Road junction	To be assessed by development sites in South side of Elgin via submission of Transport Assessment	Developers of LONG2	Dependent on development coming forward	To be determined by developers	Any junction improvement to be provided as part of development at cost to developer	LONG2		
TSP 33 - Reiket Lane/ Linkwood Road junction improvements associated with development to south of Elgin	Junction improvement to be developed as part of Transport Assessment	Developers of LONG2	Dependent on development coming forward	To be determined by developers	Any junction improvement to be provided as part of development at cost to developer	LONG2		



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 34 - Reiket Lane/Linkwood Road/Thornhill Road junction	To be assessed by development sites in South side of Elgin via submission of Transport Assessment	Developers of I16, LONG2, LONG3	Dependent on development coming forward	To be determined by developers	Any junction improvement to be provided as part of development at cost to developer	I16, LONG2, LONG3		
TSP 35 - Elgin Bus Station Safeguard, potential re-location (ETS Scheme - M3B)	Part of Elgin City for the Future	Moray Council Transportation Services	Dependent on available funding	£2,545,848	Moray Council, Developer Obligations	All Sites		
TSP 36 - Station Road and Maisondieu Road pedestrian crossing improvements (ETS Scheme-M1B)	Develop options To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	£229,126 (estimate)	Moray Council, Developer Obligations	All Sites		
TSP 37 - Market Drive connection from Site OPP5 to existing cul-de-sac	Design to be progressed by developer	Developers of OPP5	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	OPP5		
TSP 38 - Elgin Lorry Park- Potential re-location	Possible part of Central Elgin Masterplan	Developers of OPP8	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	OPP8		
TSP 39 - Moss Street- convert to one-way, widen footways, provide cycle lanes (ETS Scheme- I2A)	Design scheme. To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	£661,921 (estimate)	Moray Council, Sustrans/Community Links, Developer Obligations	All Sites		
TSP 40 - Station Road cycle lanes (ETS Scheme- I4F)	Develop options To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	£81,467 (estimate)	Moray Council, Sustrans/Community Links, Developer Obligations	All Sites		

INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 41 - Edgar Road pedestrian crossing improvements (ETS Scheme- M1A)	Develop options To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	£66,192 (estimate)	Moray Council, Sustrans/Community Links, Developer Obligations	All Sites		
TSP 42 - Thornhill Road pedestrian crossing improvements (ETS Scheme- M1D)	Develop options To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	£229,126 (estimate)	Moray Council, Sustrans/Community Links, Developer Obligations	I16, LONG2, LONG3		
TSP 43 - New Road Link- Ashgrove Road to Maisondieu Road (ETS Scheme- I1B)	Develop options To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	£10,188,737 (estimate)	Moray Council, Sustrans/Community Links, Developer Obligations	All Sites		
TSP 44 - New Cycle Link over Railway Line at Ashgrove Road (ETS Scheme- I4B)	Develop options To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	£4,641,082 (estimate)	Moray Council, Sustrans/Community Links, Developer Obligations	All Sites		
TSP 45 - Linkwood Road cycle lanes (ETS Scheme- I4H)	Develop options To be assessed by development sites via submission of Transport Assessment to inform level of developer obligations	Moray Council Transportation Services	Dependent on available funding	To be determined	Moray Council, Sustrans/Community Links, Developer Obligations	OPP1, OPP4, OPP5, LONG2		
TSP 46 - Pinefield to East End Primary School active travel route (ETS Scheme- I4K)	Feasibility Study to be undertaken	Moray Council Transportation Services	Dependent on available funding	To be determined	Moray Council, Sustrans/Community Links, Developer Obligations	Tbc		



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 47 - A96/Moss of Barmuckity junction closure to vehicular traffic once new A96 roundabout to access Barmuckity has been completed	Completed							
TSP 48 - Calcots Road/Pitgaveny Road junction improvements required to development to the east of Elgin	Junction improvement to be developed as part of Transport Assessment	Developers of R13, LONG1B	Dependent on development coming forward	To be determined by developers	Improvements to be provided as part of development at cost to developer	R13, LONG1B		
TSP 49 - Pitgaveny Road widening and provision of footway/cycleway in association with development to the east of Elgin	Improvement scheme to be developed as part of Transport Assessment	Developers of R13, LONG1B	Dependent on development coming forward	To be determined by developers	Road widening and new infrastructure to be provided as part of development at cost to developer	R13, LONG1B		
TSP 50 - Calcotts Road/Pitgaveny Road footway/cycleway provision from development to existing infrastructure at Lesmurdie Road	Improvement scheme to be developed as part of Transport Assessment	Developers of R13, LONG1B	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R13, LONG1B		
TSP 51 - Railway Station	Safeguarding							
TSP 52 - New Road Link with footway/cycleway provision from Elgin South to Barmuckity	New Road Link to be developed as part of Transport Assessment	Developers of R16, LONG2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R16, LONG2		
TSP 53 - Linkwood Road replacement bridge over Linkwood Burn with footway/cycleway provision	Design to be progressed by developer	Developers of R19, LONG2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R19, LONG2	Condition 39 of Elgin South Planning Permission	
TSP 54 - Linkwood Road widening with footway/cycleway on both sides of the road from Reiket Lane to southern extent of Elgin South (LONG2)	Work on site partially completed, further design and works to be progressed by the developer	Developers of R19, LONG2	Dependent on development coming forward	To be determined by developers	Road widening and new infrastructure to be provided as part of development at cost to developer	R19, LONG2	Condition 39 of Elgin South Planning Permission	
TSP 55 - Linkwood Road- New accesses to serve Elgin South development	Design to be progressed by developer	Developers of R19, LONG2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R19, LONG2		
TSP 56 - Core Paths EG06 and EG60- Upgrade to provide surfaced and lit pedestrian and cycle access to Elgin South development	Design to be progressed by developer	Developers of R19, LONG2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R19, LONG2	Condition 25 of Elgin South Planning Permission	
TSP 57 - A941 Rothas Road- New junction to serve Elgin South development and provision of footway/cycleway to connect development to existing network and provision of bus laybys.	Design to be progressed by developer	Developers of R19, LONG2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R19, LONG2	Condition 42 of Elgin South Planning Permission	

INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 58 - Birnie Road- New junctions to serve Elgin South development, including LONG2	Design to be progressed by developer	Developers of R19, LONG2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R19, LONG2		
TSP 59 - Birnie Road widening to serve Elgin South development and provision of footway/cycleway to connect development to existing network	Works on site partially complete	Developers of R19, LONG2	Dependent on development coming forward	To be determined by developers	Road widening and new infrastructure to be provided as part of development at cost to developer	R19, LONG2	Condition 44 of Elgin South Planning Permission	
TSP 60 - A96 Route of Proposed Dualling	Safeguarding							
FINDOCHTY								
TSP 1 - A942-New junction to provide access to Site R1	Developer to design access	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
TSP 2 - A942- Pedestrian/cycle connection along frontage of Site R1 to connect to Sustrans Route T3	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
TSP 3 - Burnside Street- Upgrade to provide access to Site R2	Design to be progressed by developer	Developers of R2	Dependent on development coming forward	To be determined by developers	New infrastructure/ required upgrades to be provided as part of development at cost to developer	R2		
TSP 4 - Connection to Sustrans Route for Site R2	Design to be progressed by developer	Developers of R2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R2		
FOCHABERS								
TSP 1 - High Street-Potential junction improvements at West Street/High Street, associated with development to the South of Fochabers	Requirements for mitigation/improvements to be confirmed via submission of Transport Assessment	Developers of R1, R2, R4 and LONG	Dependent on development coming forward	To be determined by developers	Any improvements to be provided as part of development at cost to developer	R1, R2, R4, LONG		
TSP 2 - Ordiquish Road- New accesses to serve Site R1, R2, R4, LONG	Design to be progressed by developer	Developers of R1, R2, R4 and LONG	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1, R2, R4, LONG		
TSP 3 - High Street-Potential junction improvements at Charlotte Street/High Street, associated with development to the South of Fochabers	Requirements for mitigation/improvements to be confirmed via submission of Transport Assessment	Developers of R1, R2, R4 and LONG	Dependent on development coming forward	To be determined by developers	Any improvements to be provided as part of development at cost to developer	R1, R2, R4, LONG		
TSP 4 - High Street-Potential junction improvements at East Street/High Street, associated with development to the South of Fochabers	Requirements for mitigation/improvements to be confirmed via submission of Transport Assessment	Developers of R1, R2, R4 and LONG	Dependent on development coming forward	To be determined by developers	Any improvements to be provided as part of development at cost to developer	R1, R2, R4, LONG		
TSP 5 - Lennox Crescent- Access required for potential new healthcare site (OPP2)- including provision for footway on Eastern side of the road	Design to be progressed by developer	Developers of OPP2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	OPP2		



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
FORRES								
TSP 1 - A96/B9011 Nairn Road junction	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R1, R2, R4, R6, R7, OPP1, I2, I3, I4	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1, R2, R4, R6, R7, OPP1, I2, I3, I4		
TSP 2 - A96 Controlled Crossing	Developers of Sites to the North of A96 investigate options for enhanced crossing to A96 in consultation with Transport Scotland is	Developers of I3, I4	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	I3, I4		
TSP 3 - Railway Station and Bus Terminus- Safeguard and seek to enhance and improve facilities to encourage use of sustainable transport	Safeguarding							
TSP 4 - A96/A940 Market Street junction	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R1, R2, R4, R6, R7, LONG1, OPP1, OPP7, I2, I3, I4	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1, R2, R4, R6, R7, LONG1, OPP1, OPP7, I2, I3, I4		
TSP 5 - A96/Findhorn Road junction	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R2, R3, LONG1, LONG2, BP1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R2, R3, LONG1, I5, BP1		
TSP 6 - Drumduan Road/R3-Potential secondary connection to the development for a limited number of dwellings	Impact of development to be considered via submission of Transport Assessment	Developers of R3	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R3		
TSP 7 - A96-R3-New Roundabout junction to access Site R3	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R3	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R3		
TSP 8 - A96- Westbound bus layby on A96 to serve Site R3 and BP1	Detailed design and cost estimate	Developers of R3 and BP1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R3, BP1	Design accepted in principle by Transport Scotland	

INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 9 - A96-Eastbound bus layby on A96 to serve Site R3 and BP1	Detailed design and cost estimate	Developers of R3 and BP1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R3, BP1	Design accepted in principle by Transport Scotland	
TSP 10 - U83E Balnakeith- Widening of U83E/ additional passing place provision and extension of footway and cycleway to serve Sites R5, R7 and OPP7	Design to be progressed by developer	Developers of R5, R7 and OPP7	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R5, R7, OPP7		
TSP 11 - Balnakeith/Pilmuir Road West-Footway/cycleway improvements at junction of Balnakeith Road/Pilmuir Road junction and between junction and Pilmuir Primary School	Design to be progressed by developer	Developers of R5, R7, OPP7	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R5, R7, OPP7		
TSP 12 - A940- New junction access to OPP7. Existing U83E to Whiterow access onto A940 to be stopped up the vehicular traffic and new connection to be made through OPP7 between U83E and A940	Existing access road (U83E Mannachie to Pilmuir Road) to be stopped up	Developers of OPP7	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	OPP7	Planning application for first part of development on this site, including new junction onto A940	
TSP 13 - A940/Mannachie-Pilmuir Road-Junction Improvement/closure	Design to be progressed by developer	Developers of R1, R2, R4, R5, R6, OPP7	Dependent on development coming forward	To be determined by developers	Junction improvement/closure to be provided as part of development at cost to developer	R1, R2, R4, R5, R6, OPP7		
TSP 14 - A940/Mannachie-Pilmuir Road-Road improvements to U83E Mannachie/Pilmuir Road	Design to be progressed by developer	Developers of R2, R4, R6	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R2, R4, R6		
TSP 15 - A940/R1 - Access from A940 to site R1 and improvements to A940 alongside the frontage including drainage, kerbing and surfacing. Review of speed limit required for any new development proposals	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
TSP 16 - Balnakeith Road/A940 junction improvements may be required in association with development in the South West of Forres	Impact of development to be considered via submission of Transport Assessment	Developers of R5, R7, OPP7	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R5, R7, OPP7		
TSP 17 - Mannachie Road/Grantown Road junction improvements in association with development in South West of Forres	Impact of development to be considered via submission of Transport Assessment	Developers of R1, R2, R4, R5, R6, R7, OPP7	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer	R1, R2, R4, R5, R6, R7, OPP7	Signalisation in association with Health Centre development completed.	
TSP 18 - Orchard Road/Thornhill Road/Grantown Road junction improvements required in association with development in the South West of Forres	Impact of development to be considered via submission of Transport Assessment	Developers of R1, R2, R4, R5, R6, R7, OPP7	Dependent on development coming forward	To be determined by developers	Junction improvement to be provided as part of development at cost to developer or by developer obligations	R1, R2, R4, R5, R6, R7, OPP7	Preliminary design prepared, some developer obligations have already been secured. Further developer obligations required to implement works	



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 19 - C14E Mannachie Road/R2/R6- New junction on C14E Mannachie Road to provide secondary access to Sites R2 and R6, extend existing footway/cycleway, widening road from R2 Link Road	Design to be progressed by developer	Developers of R2 ,R6	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R2, R6		
TSP 20 - C14E Mannachie Road/R6- Potential new access to Sites R6, extend existing footway/cycleway, widening road from R2 Link Road	Design to be progressed by developer	Developers of R6	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R6	Dallas Dhu Masterplan confirms access to be priority junction	
TSP 21 - C14E Mannachie Road/ R2/R4- New junction on C14E Mannachie Road to provide access to Site R4 and to provide 3 metre wide cycleway on east side of Mannachie Road	Design to be progressed by developer	Developers of R2, R4	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R2, R4	Road widening under construction with cycleway on Western side of road	
TSP 22 - Mannachie Road- new cycleway provision associated with Sites R2, R4, R6	Design to be progressed by developer	Developers of R2, R4, R6	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer or developer obligations	R2, R4, R6		Third party land required
TSP 23 - Orchard Road/St Leonards Road junction improvements may be required in association with development in the South of Forres	Impact of development to be considered via submission of Transport Assessment	Developers of OPP6, LONG1, LONG2	Dependent on development coming forward	To be determined by developers	Any junction improvement to be provided as part of development at cost to developer	OPP6, LONG1, I5		
TSP 24 - Forbeshill/R3/ LONG 1- Potential connection to Earlsland Crescent (U173E) to access Site R3 and LONG1	Design to be progressed by developer	Developers of R3, LONG1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R3, LONG1		
TSP 25 - Rafford Road/ (B9010)/Brodies Hill-Califer Road (U94E) junction improvements may be required in association with development South and East of Forres	Impact of development to be considered via submission of Transport Assessment	Developers of LONG1, LONG2	Dependent on development coming forward	To be determined by developers	Junction improvements to be provided as part of development at cost to developer	LONG1, I5		
TSP 26 - U94E/U96E junction improvements may be required in association with development South and East of Forres	Impact of development to be considered via submission of Transport Assessment	Developers of LONG1, LONG2	Dependent on development coming forward	To be determined by developers	Junction improvements to be provided as part of development at cost to developer	LONG1, I5		
TSP 27 - R3/LONG1- Southern Access onto Tarras Road	Design to be progressed by developer	Developers of LONG1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	LONG1		
TSP 28 - LONG2-Access onto Scotsburn Road- New Forres Road (U96E)	Design to be progressed by developer	Developers of LONG1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	LONG1		

INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 29 - Scotsburn-New Forres (U96E)- Road closure to vehicles to east of LONG2 access	Design to be progressed by developer	Developers of LONG1, LONG2	Dependent on development coming forward	To be determined by developers	Works to facilitate road closure to be provided as part of development at cost to developer	LONG1, I5		
TSP 30 - Upgrades to Waterford Road- Widening pedestrian and cycle access	Design to be progressed by developer	Developers of I2, I3, I4	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	I2, I3, I4		
TSP 31 - A96 Route of Proposed Dualling	Safeguarding							
HOPEMAN								
TSP 1 - B9040- New junction to provide access to Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
KEITH								
TSP 1 - A96/A95 Banff Road/Mid Street Crossroads- Junction improvement required associated with development in the North East of Keith	Impact of development to be considered via submission of Transport Assessments, in consultation with Transport Scotland	Developers of R2, R4, R9, MU, I4, I5, I11, LONG2	Dependent on development coming forward	To be determined by developers	Improvements to be provided as part of development at cost to developer	R2, R4, R9, MU, I4, I5, I11, LONG2		
TSP 2 - A96/Drum Road- Junction improvements may be required associated with development in the North East of Keith	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R2, R4, R9, MU, I4, I5, I11, LONG2	Dependent on development coming forward	To be determined by developers	Improvements to be provided as part of development at cost to developer	R2, R4, R9, MU, I4, I5, I11, LONG2		
TSP 3 - A96/Union Terrace- Junction improvements may be required associated with development in the North East of Keith	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R2, R4, R9, MU	Dependent on development coming forward	To be determined by developers	Improvements to be provided as part of development at cost to developer	R2, R4, R9, MU		
TSP 4 - Keith Railway Station- Safeguard and seek to enhance and improve facilities to encourage use of sustainable transport	Safeguarding							
TSP 5 - Keith Railway Sidings- Safeguard and seek to enhance and improve facilities to encourage use of sustainable transport	Safeguarding							



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
TSP 6 - Banff Road- New junction onto A95/Banff Road to serve Site R4 and MU- to include extension of footway/cycleway and relocation of speed limits once the roundabout has been constructed	Design to be progressed by developer	Developers of R4, MU	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R4, MU	Planning permission has been granted for Site R4- initial priority junction agreed to serve that site, with safeguarding of land for future roundabout provision for both sites	
TSP 7 - Edindiach Road- Improvements to include road widening, footway provision and street lighting	Works under construction	Developers of R5, R9	Progress on site halted due to developer insolvency. Dependent on development restarting.	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R5, R9	Planning consent for 55 houses. Works completed October 2019 Progress on site halted due to developer insolvency.	
TSP 8 - Drum Road- Additional access to serve Site MU	Design to be progressed by developer	Developers of MU	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	MU		
TSP 9 - Auchoynergie Road- New junction to access Site R9	Design to be progressed by developer	Developers of R9	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R9		
TSP 10 - A96/Bridge Street junction improvements may be required to mitigate the impact of sites in East Keith	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R2, R9, LONG2, I4, I5, I11, MU	Dependent on development coming forward	To be determined by developers	Any improvements to be provided as part of development at cost to developer	R2, R9, LONG2, I4, I5, I11, MU		
TSP 11 - Seafeld Park and Land Street- Upgrades required to serve Site LONG1 (road widening, footway provision)	Design to be progressed by developer	Developers of LONG1	Dependent on development coming forward	To be determined by developers	Any improvements to be provided as part of development at cost to developer	LONG1		
TSP 12 - A96/Den Road/Seafeld Road junction improvements may be required to mitigate the impact of sites in South and East Keith	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R8, LONG1	Dependent on development coming forward	To be determined by developers	Any improvements to be provided as part of development at cost to developer	R8, LONG1		
TSP 13 - A96/Dunnyduff Road/Broad Lane junction improvements may be required to mitigate the sites in East Keith	Impact of development to be considered via submission of Transport Assessment, in consultation with Transport Scotland	Developers of R2, R6, R9	Dependent on development coming forward	To be determined by developers	Any improvements to be provided as part of development at cost to developer	R2, R6, R9		

INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
LOSSIEMOUTH								
TSP 1 - B9135/Kinnedar- New junction to serve Site R1	Construction to commence	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1	Planning permission has been granted. Access partially completed	
TSP 2 - Connection to Boyd Anderson Drive	Construction commenced	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1	Secondary access points to Site R1 agreed- Fisher Place and Halliman Way	
TSP 3 - Elgin Road- New junction to serve Site OPP1 (and for future connection through to R1)	Design to be progressed by developer	Developers of R1, OPP1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1, OPP1		
MOSSTODLOCH								
TSP 1 - Garmouth Road-Access/junction required onto Garmouth Road to serve Site R2	Design to be progressed by developer	Developers of R2	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R2		
TSP 2 - B9015- Two new points of access required to access Site I3	Design to be progressed by developer	Developers of I3	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	I3		
TSP 3 - Stynie Road- Improvements (including road widening, provision of footways/cycleways, relocation or provision of new speed limits) associated with Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1	Site has planning permission.	
TSP 4 - Stynie Road- Two new points of access/junctions required to access Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1	Site has planning permission	
TSP 5 - B9015 Rothes to Kingston Road- Two access points to serve Site LONG1	Design to be progressed by developer	Developers of LONG1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	LONG1		
TSP 6 - U11E Balnacoul Road- Access point to serve Site LONG1	Design to be progressed by developer	Developers of LONG1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	LONG1		
TSP 7 - Provision of footway/cycleway between Main Street (B9015) and underpass, and between underpass and Sites R3/LONG1	Design to be progressed by developer	Developers of R3 , LONG1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R3, LONG1		
TSP 8 - A96 Route of Proposed Dualling	Safeguarding							



INFRASTRUCTURE REQUIREMENT	ACTIONS	RESPONSIBLE	TIMESCALE	COSTS	FUNDING SOURCE	RELEVANT SITES	PROGRESS	RISKS
PORTGORDON								
TSP 1- Reid Terrace-Upgrade existing road and provide footway to serve Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
PORTKNOCKIE								
TSP 1- Wood Place- Access Point 1 of 3 to serve Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
TSP 2 - Addison Street- Access Point 1 of 3 to serve Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
TSP 3 - Craig View Road- Access point 1 of 3 to serve Site R1	Design to be progressed by developer	Developers of R1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	R1		
TSP 4 - Patrol Road- footway widening to 2 metre provision of missing section of footway	Design to be progressed by developer	Developers of OPP1	Dependent on development coming forward	To be determined by developers	New infrastructure to be provided as part of development at cost to developer	OPP1		





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