

Introduction



Location Plan

This Community Consultation is being undertaken to provide an early opportunity for the community and stakeholders to consider and comment upon the broad development proposals in relation to the proposed Rolled Tubular Facility including associated access, infrastructure and landscaping areas to former Nigg Oil Terminal, Nigg, Tain.

A Proposal of Application Notice (PoAN) has recently been submitted to The Highland Council. This is a statutory requirement for major planning applications and developers are required to engage with the community to assist in the shaping of the proposals, understanding local concerns and opportunities. Over the next month, two consultation events will be held at the Duthac Centre, Tain, the first event will take place on Wednesday 11th June between 2-6pm and the second event will take place on Wednesday 25th June between 2-6pm. The PoAN is in the initial stage of the planning process and provides an opportunity for engagement with the public.

To assist in delivering a sustainable, high quality development, Global Energy Group and The Port of Nigg have commissioned a team of consultants who have considerable experience working on projects of a similar scale and style, and have a proven track record of successfully delivering projects that align with the aspirations of nearby communities. Global Energy Group, The Port of Nigg and the design team are committed to meaningful community and stakeholder engagement at an early stage of the design proposals and All feedback from the consultation event will inform the design process that will be incorporated into the second consultation event.

In addition to this consultation, further comment and advice will be obtained from Community Councils and the various statutory bodies.

Please Note: No Application has been submitted to the Council in relation to this proposal. Any comments made to the prospective applicant at this time are not representations to the Council and would not be considered as part of any future application. If the prospective applicant subsequently submits a formal application for planning permission there will be an opportunity to make representations on that application direct to the Council.



Green Freeport / Planning Policy

Green Freeport Status

An initiative of the UK and Scottish Governments, the Green Freeport was designated by Parliament and opened for business in April 2024. This strategic designation includes key industrial locations such as Nigg, Invergordon, Depehaven, Inverness, and Ardersier.

What is a Green Freeport?

Green Freeports are specially designated zones that offer tax, customs, and financial incentives to attract investment, encourage innovation, and support economic regeneration. In Scotland, Green Freeports are designed to also help deliver the country's net-zero emissions targets.

These zones focus on:

- Promoting sustainable, low-carbon growth
- Supporting Fair Work principles and community benefits
- Driving inclusive growth and skills development

Green Freeport Objectives

- All Green Freeport projects must contribute to four national objectives:
1. High-quality job creation and economic regeneration
 2. A just transition to net zero through decarbonisation
 3. Creating hubs for global trade and investment
 4. Fostering collaboration, innovation, and productivity

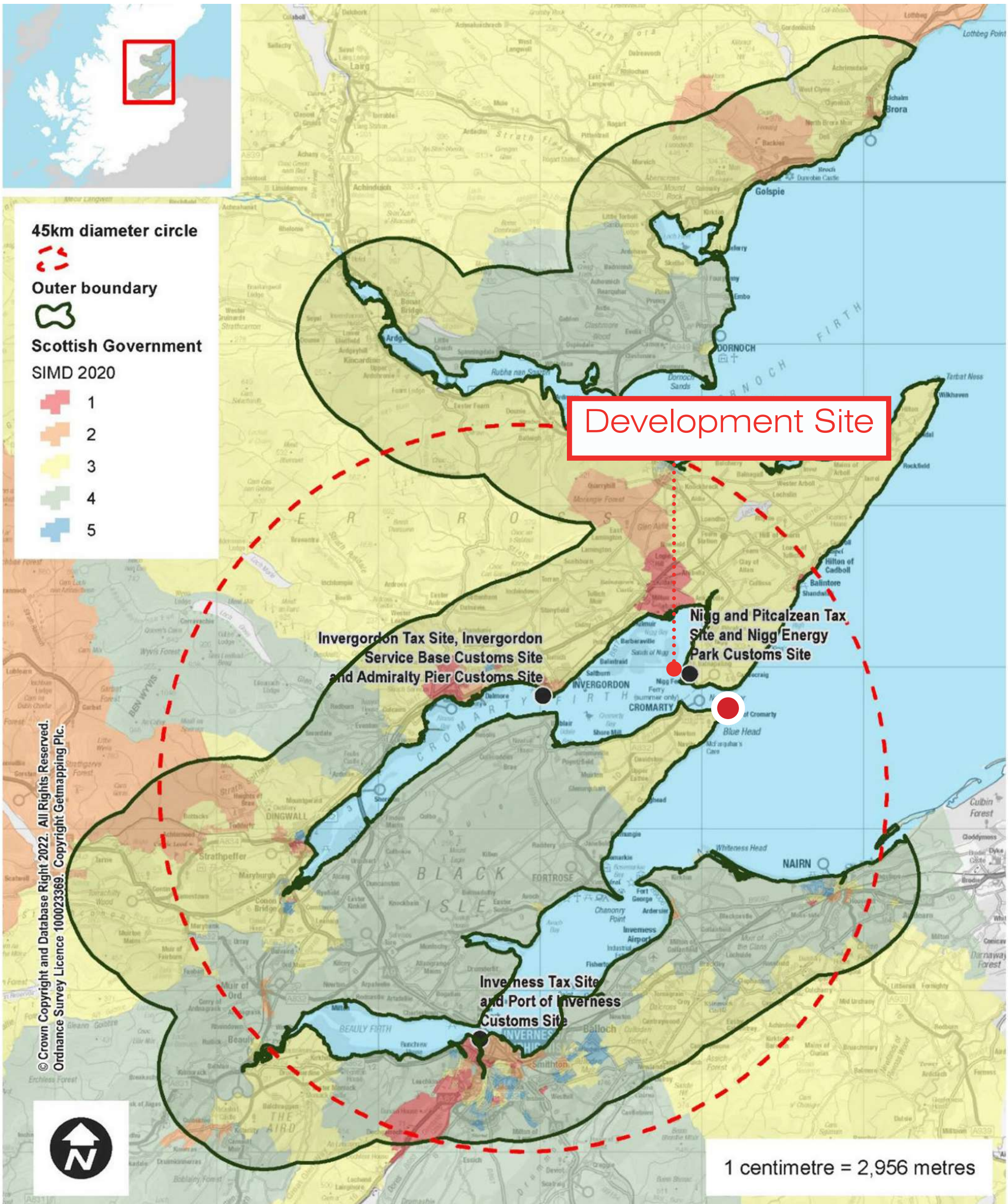
What it Means for the Highlands

The Green Freeport designation is expected to deliver transformational benefits to the Highland economy, particularly in offshore wind, renewable energy manufacturing, and maritime logistics.

- Up to 11,300 long-term local jobs projected in the Highlands
- £6.5bn in planned investment over 25 years
- Enhanced training, upskilling, and long-term economic resilience

More information: www.greenfreeport.scot

The proposed Rolled Tubular Facility forms a key part of this wider strategy, helping to supply essential infrastructure for the offshore renewables sector.



Inverness & Cromarty Firth Green Freeport Map including site location

Planning Policy Summary

The proposed development has been assessed against national and local planning policies. It is broadly supported in principle, subject to appropriate mitigation measures and a high-quality design approach.

National Planning Framework 4 (NPF4) – Adopted 2023

The proposal aligns with several key national planning priorities.

Supports:

- **Policy 1** – Tackling the climate and nature crises
- **Policy 9** – Reuse of brownfield, vacant and derelict land
- **Policy 11** – Energy (supporting the renewable energy supply chain)
- **Policy 23** – Health and safety (removal of legacy oil infrastructure)
- **Policy 26** – Business and industry (job creation and economic growth)

Further information or mitigation will be required for:

- **Policy 3** – Biodiversity (net enhancement required)
- **Policy 13** – Sustainable transport (commuter travel and mode shift)
- **Policy 14** – Design, quality and place (visual and landscape integration)
- **Policy 22** – Flood risk and water management
- **Policy 25** – Community Wealth Building (socio-economic impact statement requested)

Highland-wide Local Development Plan (HwLDP) – Adopted 2012

Although partly superseded by NPF4, some policies still apply:

- **Policy 23** – Nigg (historic allocation for business and industrial use)
- **Policy 31** – Developer Contributions (linked to Supplementary Guidance)

Note: The Nigg Development Masterplan (2013) is now considered outdated but remains a useful point of reference.

Inner Moray Firth Local Development Plan 2 (IMFLDP2) – Adopted June 2024

The site is formally allocated under Site NG01 for:

- **Class 4** – Business
- **Class 5** – General Industrial
- **Class 6** – Storage and Distribution

The plan supports Green Freeport-related development that promotes employment, infrastructure delivery, and sustainable growth in the Highlands.

Relevant policies:

- **Policy 2** – Nature Protection, Restoration and Enhancement
- **Policy 7** – Industrial Land
- **Policy 9** – Delivering Development and Infrastructure

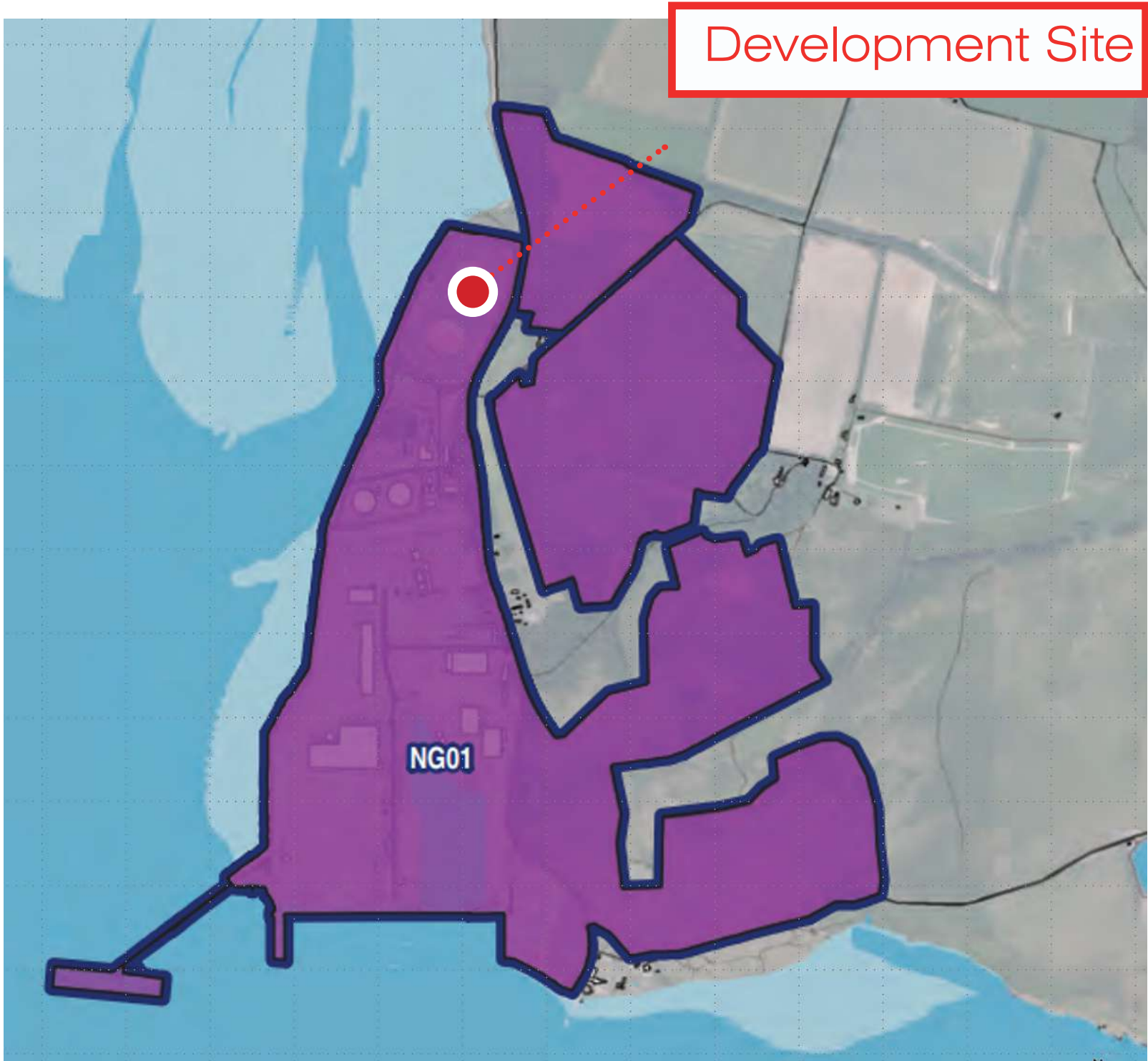
Issues that will be addressed through assessment and mitigation:

- Flood risk
- Noise, landscape and visual impacts, transport access (B9175)
- Green infrastructure and sustainable commuter travel

Developer Contributions & Supplementary Guidance

Contributions may be sought for:

- **Transport improvements** (subject to confirmation by Transport Planning)
- **Green infrastructure**, where not provided on-site
- **Public art / high-quality design**, especially along key public frontages



Extract from Inner Moray Firth Local Development Plan

