

## Site Forms

<b>YOUR DETAILS</b>	
<b>Your Name</b> (and organisation if applicable)	Moray Estates
<b>Your Address / Contact Details</b>	c/o Agent
<b>Landowner's Name</b> (if known / applicable)	Moray Estates Development Company Ltd.
<b>Agent</b> (if applicable)	Turnberry Consulting
<b>Agent's Address / Contact Details</b> (if applicable)	41-43 Maddox Street
	London
	W1S 2PD

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Tornagrain New Town
<b>Site/Local Name</b> (if different from above)	N/A
<b>Site Size</b> (hectares)	259ha
<b>Grid Reference</b> (if known)	
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	New town comprising up to 4,960 Housing Units and supporting Community Facilities (18,222m <sup>2</sup> ), Retail (20,000m <sup>2</sup> ), Business (7,000m <sup>2</sup> ), General Industry (1,000m <sup>2</sup> ), Storage and Distribution (1,000m <sup>2</sup> ), Hotels (4,000m <sup>2</sup> ), Residential Institutions (5,000m <sup>2</sup> ), Leisure (3,000m <sup>2</sup> ), Petrol Stations (1,500m <sup>2</sup> ) and associated Landscaping, Open Space, Infrastructure and associated Services.
<b>Proposed Non Housing Floorspace / Number of</b>	Residential: 4,960 units. Non-residential: 60,722 m <sup>2</sup>

<b>Housing Units</b> (if known/applicable)	
<b>Map</b>	Site plan attached.

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
<b>REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING</b>	
<b>How do the public enjoy the space</b> - e.g. used for dog walking, children's play?	N/A
<b>What makes the site more special</b> than other areas in the village/town?	N/A
<b>Does the site have attractive or rare features</b> such as mature trees, historical significance or protected wildlife?	N/A

*Landowners, developers and/or agents wishing to suggest a site should fill in the following form and as much as possible of the strategic environmental assessment form (at the end of this document) which assesses the environmental effects of possible development sites.*

<b>If you wish to suggest a site that should be built on, fill in this form</b>	
<b>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</b>	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water	Accessibility to the site by air and road is good due to its close proximity to Inverness Airport, the A96(T) and the site of the proposed rail halt / park-and-ride

supply arrangements)

to the north.

The proposed phasing of drainage infrastructure will principally be the responsibility of Scottish Water as the proposal lies within a 'qualifying site' within the A96 Corridor. It is, however, possible that some interim drainage measures may be required to enable the first phase of development in the short term.

The existing High Pressure Gas Main which traverses the site will be re-routed so that its revised development exclusion zone (90m either side) will avoid the developed area. (Figure 10)

The 33kV electricity line which serves the existing settlement of Tornagrain will be re-routed below ground.

FORM CONTINUES BELOW

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

**What are the site's constraints and how can they be resolved or reduced?**

(e.g. does the site flood, are there protected species present, will good farmland be lost, will the local landscape be affected, will valued trees be felled, are any other heritage features likely to be affected?)

The site for the Tornagrain new town was chosen following a careful site selection process. It was chosen for the reason that it is relatively unconstrained, which has been borne out in the Environmental Impact Assessment undertaken to support the outline application (Ref. 2009\0900038OUTIN) for the scheme which is being considered by Highland Council at present. The site's designation in the Highland Wide Local Development Plan- Proposed Plan, the A96 Corridor Development Framework and its identification as a SSCI scheme are further evidence of the site's suitability for development.

**What benefits will result to the wider community from the site's development?**

(e.g. will there be more or better jobs, will the land be put to a more productive use, will the development increase infrastructure capacity for others, will more affordable houses result, is there an unmet demand for the development?)

At the strategic level, Tornagrain will meet an identified need for housing in the Inverness area.

At the local scale, the objective of the Tornagrain project is to create a new and sustainable town which will provide a wide, but integrated range of homes for different household sizes and incomes and the highest quality of life for residents, workers and visitors. This is to be achieved through the creation of a compact and walkable community that provides a range of employment community and leisure facilities and shops commensurate with its size and with an integrated public transport system.

**What impact will there be on travel patterns from the site's development?**

The proposed design for Tornagrain creates a compact, diverse, mixed use walkable community of high quality. The masterplan reflects the importance of the thoroughfare

<p>(e.g. will more or less people engage in active and healthy travel (walk / cycle) or go by public transport as a result of the site's development rather than travel by private car?)</p>	<p>network in influencing residents' mode of transport and encourages walking by the creation of streets designed for character, rather than traffic capacity, and where pedestrians are not discouraged by traffic. A shared footway/cycleway facility to link Tornagrain with its neighbouring developments (including IABP, Dalcross Industrial Estate, Inverness Airport &amp; Croy) via the Dalcross Rail Halt and Park &amp; Ride facility is proposed.</p> <p>Given the proximity of the site to existing bus services, little deviation is required by bus operators to include Tornagrain stops, as the critical mass is achieved in the town. In addition, the proposed Dalcross Hi-Trans rail halt / park and ride development would provide Tornagrain residents with access to the rail network within a 10 – 15 minute walk.</p>
<p><b>Is the site well connected?</b> (e.g. will the average travel time to community and commercial facilities reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>The site is ideally positioned for a new settlement. It has very good transport links, being close to the A96 and the Aberdeen-Inverness railway line, for which planning permission has recently been granted for a new station and park and ride facility. It is adjacent to the significant employment opportunity at Inverness Airport Business Park.</p>
<p><b>Is the site energy efficient?</b> (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>The site selection and masterplanning of Tornagrain have sought to deliver a sustainable community. The scheme will introduce a new town adjacent to a major multi-modal road and air interchange (where planning permission has been granted for a rail halt / park-and-ride) and incorporates measures to achieve a shift from private car to alternative forms of more sustainable transport given accessibility to the A96 public transport interchange, the provision of public further transport facilities, maximum pedestrian permeability throughout the site particularly between residential areas and the town centre, employment land and neighbourhood centres, provision for cycles, shared surfaces and other pedestrian priority devices.</p> <p>It is proposed to adopt the most appropriate and efficient modern construction methods to deliver energy efficient buildings whilst minimising energy consumption, carbon emissions and waste, meet the principles of sustainable development, provide the highest quality of life for residents, and promote social cohesion and civic identity. It is thought that, as detailed designs come forward for individual phases, that these will incorporate sustainable design features such as SUDS and renewable energy technologies. This is helped by the fact that the site is within a controlled collective ownership which will assist the scope for the implementation of exemplar design and sustainable technologies.</p>

	<p>The Tornagrain preliminary energy strategy (submitted as part of the planning application) is based on a site wide district heating network for the early phases with multiple energy centres located strategically around Tornagrain modular gas fired CHP engines. Later phases (post 2016) would comprise biomass district heating or biomass CHP boilers with locally sourced biomass as the primary fuel supply. The site promoter is a significant forestry owner in the area providing sustainable supply of biomass.</p>
<p><b>What other negative impacts will the development have and how will they be resolved or offset?</b> (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>The Environmental Statement completed in support of the outline planning application for Tornagrain has assessed the impact arising from the development proposed on the basis of a series of defined topic areas agreed with the Council. All impacts, whether positive or negative, have been noted and measures of mitigation proposed to address possible identified concerns.</p> <p>In addition, the masterplan for Tornagrain has been designed in such a way that demands on facilities such as new schools, sports provision and other community facilities are internalised and will be provided within the town and phased as required.</p>

## STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

Landowners, developers and/or agents wishing to suggest a site should fill in as much as possible of the following form. Strategic environmental assessment of local development plan sites is now a statutory requirement and considers the possible environmental effects of development proposals. We will check your answers and fill in any gaps.

No	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	<p>a) Will the site safeguard any existing open space within the area?</p> <p>b) Will the site enable high quality open space to be provided within the area?</p>	<p>Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?</p>	<p>a) The site does not contain any publicly useable open space.</p> <p>b) Tornagrain will provide 79.4ha of new public open space which will include landscaped parkland, school playing fields and allotments.</p>	<p>Not applicable.</p> <p>Not applicable.</p>
2	<p>Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?</p>	<p>Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas?</p> <p>- Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>Yes- the masterplan layout has specifically been designed to create a compact, walkable community. The masterplan encourages walking by the creation of streets designed for character, rather than traffic capacity, and where pedestrians are not discouraged by traffic.</p>	<p>Not applicable.</p>
3	<p>Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?</p>	<p>For example, can a subsidy to a local bus route be provided?</p>	<p>Development of Tornagrain will represent a potentially significant benefit to public transport links between Inverness and Nairn due to increased patronage.</p>	<p>Sustainable transport choice will be encouraged through a series of Travel Plans, which will be implemented as each phase is brought forward.</p>

4	Will the site involve “off site” road improvements that will contribute to road safety?	Is the site likely to improve the local road network such as junctions or crossings?	The Mid Coul roundabout has been shown to have sufficient capacity to accommodate the earlier phases of Tornagrain.	Incremental improvements to the existing A96/Croy road junction will be implemented, as the development progresses, to ensure traffic flow and highway safety.
5	Is there scope for road safety measures as part of the development of the site?	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	Tornagrain is proposed as a walkable community and as such all streets and thoroughfares will be mixed use and designed to create an attractive environment for pedestrians. The masterplan has been developed in accordance with, and on the advice of, the authors of Designing Streets. Traffic calming will be achieved through the layout and landscaping treatment. Street lighting will be included as appropriate.	Not applicable.
6	Is the site near any existing “bad neighbour” uses?	Will the site be negatively affected by any neighbouring use? (bad neighbour uses include those that affect residential property by way of fumes, vibration, noise, artificial lighting etc). Is the site affected by any of the Physical Constraints identified in the Council’s Physical Constraints: Supplementary Guidance?	The site is sufficiently removed from any industrial uses to ensure that there will be no significant impact on future occupiers.	Not applicable.
7	Are there any contaminated land issues affecting the site?	Are you aware if the site has been previously used for industrial or any other uses likely to cause contamination?	A contamination assessment has been carried out for the site which indicates there is no evidence of contamination.	Nevertheless, due care will be taken to monitor the presence of contamination during the construction phases and mitigate as appropriate.
8	a) Is the site on derelict, vacant or other land that has previously been used?	a) Has the site been identified in Scottish Government’s Vacant and Derelict Land Survey (which can be found here: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> ) or has the land got an existing use?	a) The site has not been identified in the Government’s Vacant and Derelict Land Survey. A small proportion of the site is previously developed land, consisting of farm buildings and a disused quarry.	The need for developable land in the Inverness area, particularly in the A96 Growth Corridor, is considered to outweigh the loss of agricultural land in this case. In addition, Tornagrain will provide

	b) Is the site on greenfield land?	b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	b) The majority of the site is presently in use as agricultural land with a small area of woodland.	almost 80ha of publicly accessible open space of informal and formal nature.
9	Is the site within the current settlement boundary?	Is the site within any identified settlement boundary in the Local Plan? Is it allocated for any uses?	The site is allocated as a new town in the Highland Wide Local Development Plan-Proposed Plan draft, the A96 Development Framework and is identified in NPF2.	Not applicable.
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designation?	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect any key views? Is it located within or would otherwise affect a National Scenic Area or Special Landscape Area, having regard to their special qualities?	The site is not located in any designated landscape areas. It is acknowledged that the development of the site will result in a change from agricultural land to urban, which may be considered a negative impact. However, that apparent loss must be balanced with the overriding need to allocated land to meet the need for growth in Highland.	<p>The design for Tornagrain has been guided by SNH's Inner Moray Firth Landscape Character Assessment, as detailed in the planning application documentation.</p> <p>In the long-term, the effects of development of the site would decrease as the proposed landscape framework matures and the development is assimilated into its setting.</p> <p>New planting will be provided, together with open space to enhance the landscape setting of the settlement and the urban landscape's internal open spaces and green corridors.</p>
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	The site is either in agricultural use or developed and therefore not in its natural state.	Not applicable.

12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No conservation areas will be affected.	Not applicable.
13	Will the site impact on any listed building and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	No listed buildings will be affected.	Not applicable.
14	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	Is any part of the site inside the outer boundary of an Inventory "entry" or will the site affect the setting of an "entry"?	Not applicable.	Not applicable.
15	Will the site affect any locally important archaeological sites identified in the Historic Environment Record?	Does the site contain any features identified in the HER? If yes, will the site affect the feature?	Not applicable.	Not applicable.
16	Will the site impact on any Scheduled (Ancient) Monument and/or its setting?	Is there any SAM within the site boundary or will a SAM be affected?	Not applicable.	Not applicable.
17	a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation?  b) Will the site affect any other important habitat for the natural heritage?	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?  b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?	Not applicable.  o part of the site is designated for its ecological value.	Not applicable.  Not applicable.



18	<p>a) Will the site affect any protected species?</p> <p>b) Will the site affect any other important species for the natural heritage?</p>	<p>a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required)</p> <p>b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?</p>	<p>The proposed development has been subject to an ecological survey which comprised part of the Environmental Statement. Badgers are abundant and widespread in the local Area and would be affected by the proposed scheme.</p> <p>There is potential for the development to affect other species due to habitat change.</p>	<p>This impact can be minimised through the implementation of a Badger Protection Plan, which will be agreed with SNH.</p> <p>The conclusion of the ecology survey was that where adverse impacts are identified, that they could be adequately mitigated. Also, there are potential benefits to some species arising from habitat creation e.g. additional tree planting.</p>
19	<p>Is the site proposed to provide any form of renewable energy?</p>	<p>For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?</p>	<p>A preliminary energy strategy has been prepared for Tornagrain and was submitted to Highland Council with the application in principle. The strategy is based on a site wide district heating network with multiple energy centres located strategically around Tornagrain to minimise distribution losses and allow emerging technologies and as yet undetermined energy demand profiles to be effectively addressed. Prior to 2016 networks would be led by modular gas fired CHP engines sized to meet a progressively increasing base thermal load in line with the build programme of Tornagrain, delivering significant reduction (&gt;20%) in carbon emissions to meet anticipated requirements, however some building integrated renewables (such as photovoltaic cells and/or roof-mounted micro-wind turbines) might be</p>	<p>Not applicable.</p>

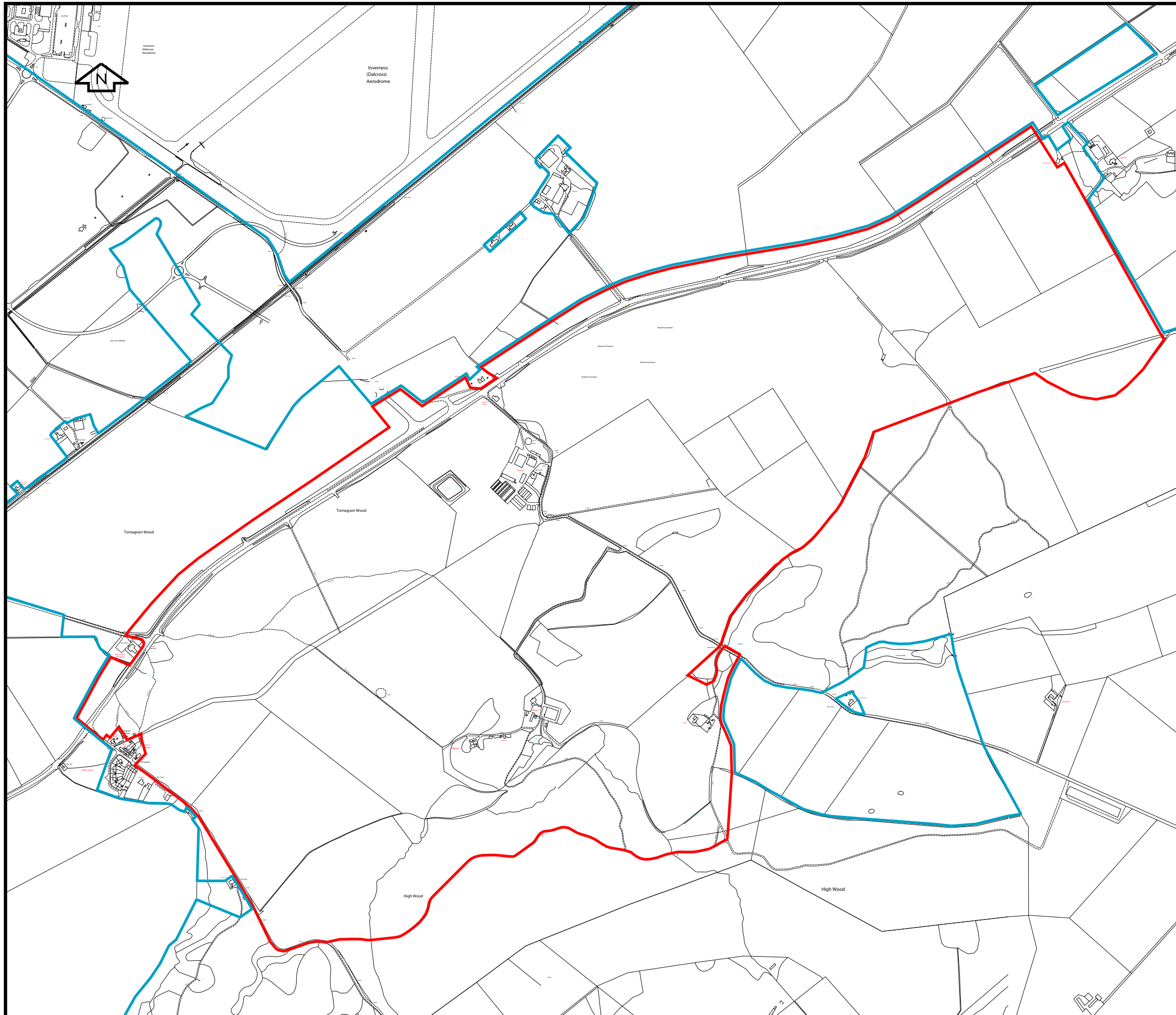
			<p>included to further reduce annual carbon emissions before, and certainly after 2013.</p> <p>Later phases (post 2016) would comprise biomass district heating or biomass CHP boilers with locally sourced biomass as the primary fuel supply. The requirement for additional renewable electrical power could be generated through a combination of small-scale building integrated renewables such as photovoltaic cells and small scale roof-mounted wind turbines</p>	
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?	<p>Are you aware of any part of the site being within the 1 in 200 year flood risk contour as identified by SEPA? (which can be found here: <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a>)</p>	<p>Parts of the site close to the lower course of the burn fall within the 200-year indicative floodplain.</p> <p>The development would alter the runoff characteristics of the site though this impact can be mitigated.</p>	<p>Mitigation would be determined at the detailed design stage, as each phase is brought forward for planning. A surfacewater drainage strategy has been developed on the basis of sustainable urban drainage (SUDS) principles. It is proposed to control runoff from storms up to a 10-year event using on-site or close to- source infiltration measures,</p>
21	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage issues be addressed?	<p>Will there be any change in rate, quantity, quality of run-off plus groundwater impact on or off site? If so, will these affect priority habitats, especially blanket bog?</p>	<p>Agricultural soils will be stripped during the early stages of construction and will be retained for re-use within the site. In addition, some areas of prime land are likely to remain relatively undisturbed within open space.</p>	<p>A surfacewater drainage strategy has been developed on the basis of sustainable urban drainage (SUDS) principles.</p>
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from	<p>Will there be any culverting, diversion or channelling of existing watercourses?</p>	<p>The Mid Coul Burn is to be re-engineered to provide adequate flood capacity. As the burn has previously been 'canalised', there is potential, through culverting or engineering in places, to improve its capacity as habitat whilst also improving</p>	<p>The effect on the burn would be mitigated by incorporating it within the layout and by detailed design measures such as minimising the need for culverting.</p>



	development?		its visual amenity.	
23	Will the site offer opportunities for sustainable waste management?	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	Development will be brought forward for detailed planning, in accordance with the Area Waste Plan (or any successive plan at that time). It may be feasible, for example, for a development of this scale to support its own centralised recycling and composting facility.	The site waste strategy would seek to ensure that the net waste arisings from the development remain within the capacity of the local waste management system
24	Can the site be connected to the public water and sewerage system?	Can the site be connected at reasonable cost? If not, what alternative is proposed?	Yes. Wastewater will be discharged to the public sewer network, which is to be upgraded to accommodate the anticipated demand from development within the A96 Corridor. During the early phases of development, a temporary solution may be required, though this will be designed to Scottish Water adoptable standards.	Not applicable.
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	The masterplan layout has been designed to reduce the need for re-contouring	As mitigation, it is proposed to re-use excavated soil within the development, retain important landscape features such as the esker landform north of Culaird and implement a high quality, coherent landscape strategy for the site.
26	Will the site affect or be affected by coastal erosion or natural coastal processes?	This will be noted on any relevant shoreline management plan.	Not applicable	Not applicable
27	Is the site sheltered from the prevailing wind and does it have a principal aspect between SW and SE?	Will development make best use of the site in terms of energy efficiency?	The site is sheltered from the prevailing south-westerly wind and solar orientation is considered along with other urban design desired characteristics.  The proposal has been designed to adopt the most appropriate and efficient modern	Not applicable.

			construction methods to deliver energy efficient buildings whilst minimising energy consumption, carbon emissions and waste, meet the principles of sustainable development, provide the highest quality of life for residents, and promote social cohesion and civic identity.	
28	Will the site have any impact upon local air quality?	Is the site near areas of employment or close to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	No significant impact is anticipated in the longterm, though in the short term there may be dust emissions associated with construction.	A construction environmental management plan will be developed which will seek to minimise dust emissions.
29	Will the site have an impact on light pollution levels?	Is it likely that the Council policy likely will require street lighting at this location? Are there proposals for floodlighting on the site?	The proposal will include streetlighting typical of any settlement, which will include floodlighting of sports pitches.	Care will be taken to minimise the impact of floodlighting through siting and design of the luminaires.
30	a) Will it the site affect the present green network of the area?  b) Will the site provide opportunities to enhance the present green network of the area?	a) Will the site affect features that currently provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?  b) Will connectivity of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	a) Tornagrain is identified in the draft Green Framework SPG which seeks to integrate new development in the A96 corridor through creating a network of paths and safeguarding environmental and heritage assets.  b) Tornagrain will provide footway/cycleway linkages to neighbouring developments (including IABP, Dalcross Industrial Estate, Inverness Airport & Croy) via the Dalcross Rail Halt and Park & Ride facility. In addition it is proposed that new trails identified in the Green Network SPD will pass through the site.	Not applicable.  Not applicable.
31	Will the site provide opportunities for people to come into contact with and appreciate	Is the site close to (within 1.5km) an opportunity to come into contact with nature/natural environments e.g. Local Nature Reserves, local greenspace, green networks? Are there proposals	Yes, existing woodland will be retained, 14.7ha of parkland will be created and links to the wider green network will be provided as part of the development.	Not applicable.

	nature/natural environments?	which will increase opportunities to come into contact with nature/natural environments?		
32	<p>a) Will the site affect any core paths or right of way?</p> <p>b) Will the site affect any other existing paths or outdoor access opportunities?</p> <p>c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?</p>	<p>a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way?</p> <p>b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003?</p> <p>c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?</p>	<p>Not applicable.</p> <p>Tornagrain will not affect any existing paths.</p> <p>The development will provide walking/cycling paths within the development as well as linkages to neighbouring sites.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	Not applicable.	Not applicable.
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	Agricultural soil will be excavated as part of the development, though it is proposed that this is re-used in the landscaping of the development.	A lack of brownfield land in the Inner Moray Firth means that the use of agricultural land for development is unavoidable. In the case of Tornagrain, loss of

				<p>'prime agricultural land has been minimised and will amount to just over 10% of the site. The need for developable land to accommodate growth in Highland is considered to outweigh the loss of this area of agricultural land.</p> <p>The scale of Tornagrain means that it has the capacity to retain a significant amount of open space which will be converted in to publicly accessible space.</p>
35	Is the site on peatland?	Is the site within or functionally connected to an area of peatland? Would the allocation involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?	Not applicable.	Not applicable.
36	Will the site have any affect on the viability of a crofting unit?	Does the site represent a significant loss of good quality inbye crofting land or common grazing land?	Not applicable.	Not applicable



-  Application Site
-  Other Land in Applicants Ownership

**SITE PLAN**  
**Tornagrain**  
Moray Estates  
TCL 2A

**Tornagrain**  
A Planned Town for the Highlands

Scale 1:10 000 @ A3 - March 2009  
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