

**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name</b> (and organisation if applicable)	ALAN OGILVIE GH Johnston Building Consultants Ltd
<b>Your Address / Contact Details</b>	Agent
<b>Landowner's Name</b> (if known / applicable)	Mr Leo Daly, BKB Property
<b>Agent</b> (if applicable)	GH Johnston Building Consultants Ltd
<b>Agent's Address / Contact Details</b> (if applicable)	Willow House
	Stoneyfield Business Park
	Inverness
	IV2 7PA

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Knockbreck & Burgage Farm, Tain
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	14 ha.
<b>Grid Reference</b> (if known)	NH 7887 8096
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Employment – potential food park (identified as a need by HIE); commerce/retail, including garden centre and tourist facilities; housing; and open space.
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	Not known at this stage.
<b>Map</b>	Land outlined in red on the Ross and Cromarty East Local Plan extract and an Ordnance Survey base, as 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?	
<b>What makes the site more special</b> than other areas in the village/town?	
<b>Does the site have attractive or rare features</b> such as mature trees, historical significance or protected wildlife?	

*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 supply arrangements)	See Sketch Development Framework plan. <ul style="list-style-type: none"> <li>▪ Road access from a superseded section of the A9 to the B9174 road and remote foot/cycle path and road connections from proposed housing development to the north west.</li> <li>▪ Foul drainage to the Tain system and works with capacity for 299 housing units equivalent.</li> <li>▪ Water supply from the local network and the Assynt WTW with capacity for 2000+ housing units equivalent.</li> </ul>
<b>FORM CONTINUES BELOW</b>	

**REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION**

<p><b>What are the site's constraints and how can they be resolved or reduced?</b> (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?)</p>	<p>See Site Constraints plan.</p> <ul style="list-style-type: none"> <li>▪ No part of the site is shown to be in A SEPA 1 in 200 year flood risk area.</li> <li>▪ Part of the site is Prime quality agricultural land, Class 3.1. The rest is of a lesser quality and overall the main field has a low yield.</li> <li>▪ A coniferous woodland belt adjacent to the eastern boundary, as well as the policy woodland around Knockbreck House to the west, help to contain the site visually, and screen the main area from the A9. The eastern tree belt is in a separate ownership and also requires development to be set back from it. This woodland and a scattering of trees on the southern margins, which will remain, are not protected by a TPO.</li> <li>▪ A timber pole mounted power line passes through the northern part of the land. The setback or safeguarding distance is indicated on the Site Constraints plan.</li> <li>▪ The only feature in the Highland Environmental Record indicates is within the site is the former Knockbreck Toll House, listed (Cat C(S)). This was formerly used as an office for the roads depot but has been vacant and its windows blocked up for a number of years. Consideration has been given to taking down and reconstructing the building on a more prominent site at the entrance to Tain and bringing it back into a beneficial use.</li> </ul>
<p><b>What benefits will result to the wider community from the site's development?</b> (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?)</p>	<ul style="list-style-type: none"> <li>▪ The allocation of part of the land as a food park (local need identified by HIE) and for other employment uses will offer local job opportunities.</li> <li>▪ Residential development will require compliance with the Council's affordable housing policies and make contributions towards improved education and public transport facilities.</li> <li>▪ Bringing the former roads depot and strawberry field back into use would enhance the southern approach to Tain.</li> </ul>
<p><b>What impact will there be on travel patterns from the site's development?</b> (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>The site is located within 1.4 km of Tain town centre, less than 1 km from the nearest primary school and 1.5 km from Tain Royal Academy. Community, sports club, retail and office development is proposed on other land at Knockbreck within 500 metres with potential to develop a network of paths connecting to these uses. The development of the site is to include employment uses. A local bus service presently runs along the B9174 road adjacent to the site. These all offer opportunities for active and healthy travel.</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>As indicated above, opportunities exist to connect to existing and proposed commercial and community facilities.</p>
<p><b>Is the site energy efficient?</b> (e.g. will the site allow for energy efficient siting, layout, building design)</p>	<p>Most of the land has a southerly aspect which will allow for passive solar gain from an energy efficient layout and siting and design of buildings.</p>

and local renewable energy source connection?)	
<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?)	None that we are aware of.

## 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	a) Will the site safeguard any existing open space within the area?  b) Will the site enable high quality open space to be provided within the area?	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?	a) Not in terms of existing open space.  b) Yes, if land is allocated for development opportunities for informal recreation will be created.	
2	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	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? - Are there opportunities to create new walking/cycling routes or improve existing routes?	<ul style="list-style-type: none"> <li>▪ Not at present but Permission in Principle has been granted for a new supermarket (Asda) and a range of community, tourism and office uses on land to the west. The proposed allocation is mainly for additional commercial/ employment uses for which there is a demand.</li> <li>▪ The creation of new walking/cycling routes through the site and to connect to and improve existing routes should go hand in hand with development.</li> </ul>	
3	Does the site provide an opportunity for you to	For example, can a subsidy to a local bus route be provided?	A bus service presently runs along the B9174 road approximately 300 metres to the west	

	provide a financial contribution towards encouraging more sustainable travel patterns?		of the site.	
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?	This will be for TECS will advise accordingly. The owner controls land at the existing junction with the B9174 and adjacent to the A9 to help effect any required improvements.	
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>	Yes, it is understood that such measures are expected of most developments.	Remote path connections to the existing path network.
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?	<ul style="list-style-type: none"> <li>▪ No “bad neighbour” uses nearby</li> <li>▪ An overhead electricity line passes through the north eastern area of the site.</li> </ul>	
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?	The site includes a former roads depot in the southern area of the site. It was used for the storage of road salt/grit for 15 years.	
8	<p>a) Is the site on derelict, vacant or other land that has previously been used?</p> <p>b) Is the site on greenfield land?</p>	<p>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?</p> <p>b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity</p>	<p>a) It is envisaged that the former roads depot, which has been vacant for a number of years, should be on the survey. However, the web-link given opposite is not to the Highland Council’s return but to a statistical summary of records across the whole of Scotland by Council area.</p> <p>b) Yes, the majority of the site is used for agriculture being Class 3.1 and 3.2 in quality. It is cropped annually on behalf of the owner</p>	

		purposes?	on a contract basis but is not part of a farm business unit.	
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 area south west of the superseded section of the A9 road, notably the Strawberry Field and the former roads depot, are within the Tain settlement boundary and indicated as amenity land and for business/ industrial uses, respectively.	
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?	<ul style="list-style-type: none"> <li>▪ A Landscape Capacity Assessment was carried out in preparation of the Ross and Cromarty East Local Plan. The site falls into an “intensive” farming landscape character area. However, the potential of the site was not one of the sites examined in detail.</li> <li>▪ Not in an NSA or SLA.</li> </ul>	Supplement or strengthen the existing woodland feature on the east side with additional parallel planting, supplement existing planting along the south western (A9) margins and introduce new planting along the north eastern coastal slope (escarpment) and edge of the food park allocation to help integrate development into the landscape.
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?	Not in an area of Wild Land or remote coast.	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No	
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?	Yes, the former Knockbreck Toll House at the south east end of the former roads depot is listed category C (S).	There may be an opportunity to take down this structure and relocate/ reconstruct it to a more prominent site within the owner’s control at the entrance to Tain and promote its beneficial use.
14	Will the site affect a site identified in the	Is any part of the site inside the outer boundary of an Inventory “entry” or will the	No	

	Inventory of Gardens and Designed Landscapes?	site affect the setting of an “entry”?		
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?	No	
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?	No	
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?	a) No  b) No	
18	a) Will the site affect any protected species?  b) Will the site affect any	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)  b) Will the site affect species listed in the UK	a) Unknown at this stage but unlikely. However, if allocated relevant studies will be carried out. It is unreasonable to expect land owners to go the expense of undertaking such surveys for the Call for Sites exercise. The seasonal nature of certain types of survey also prevents some information from being gathered in time for the 29 April deadline.  b) Unknown	

	other important species for the natural heritage?	and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?		
19	Is the site proposed to provide any form of renewable energy?	For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?	Scope to provide in the detailed development of the site.	
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?	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> )	No	
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?	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?	Given the relatively gentle nature of the slope it is unlikely that development of the site will result in the need for significant changes in land form and level.	
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	Will there be any culverting, diversion or channelling of existing watercourses?	There is a water course running along the north eastern edge of the former roads depot and then through the wooded area to the east of the site. There are no proposals to culvert, divert or channel this.	
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?	Yes, under normal household and trade waste conditions.	
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?	Capacity is known to exist and details of specific connection requirements will be determined following allocation of land and preparation of a detailed layout plan.	
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 site can be developed without significant re-contouring etc.	

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.	No	
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?	Most of it is sheltered by trees surrounding Knockbreck House and along the eastern boundary. The principal aspect is between SW and SE.	
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.	The intention is to create employment uses on the site and it is within 300 metres of public transport.	
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?	Street lighting will be required but proposals for floodlighting in the development area are not known at this stage.	
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) No. The intention is to leave the woodland, hedgerows and watercourses clear of built development.  b) Yes. The intention would also be to provide a network of paths across the land and linking with the town to the west.	
31	Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?	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 which will increase opportunities to come into contact with nature/natural environments?	Although not located adjacent to nature/natural environments, e.g. local greenspace or green networks, land will be given over to open space and additional tree planting.	
32	a) Will the site affect any core paths or right of	a) Is a diversion of a core path or right of way required? Will there be any impact on the	a) No.	



	<p>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>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>b) No.</p> <p>c) Yes, as advised above. See also the Sketch Development Framework plan.</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?)	No	
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?	Unknown at this stage what the movement of soil will be in relation to development. However, part of the site is identified as Class 3.1 agricultural land.	
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?	No	
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?	No	

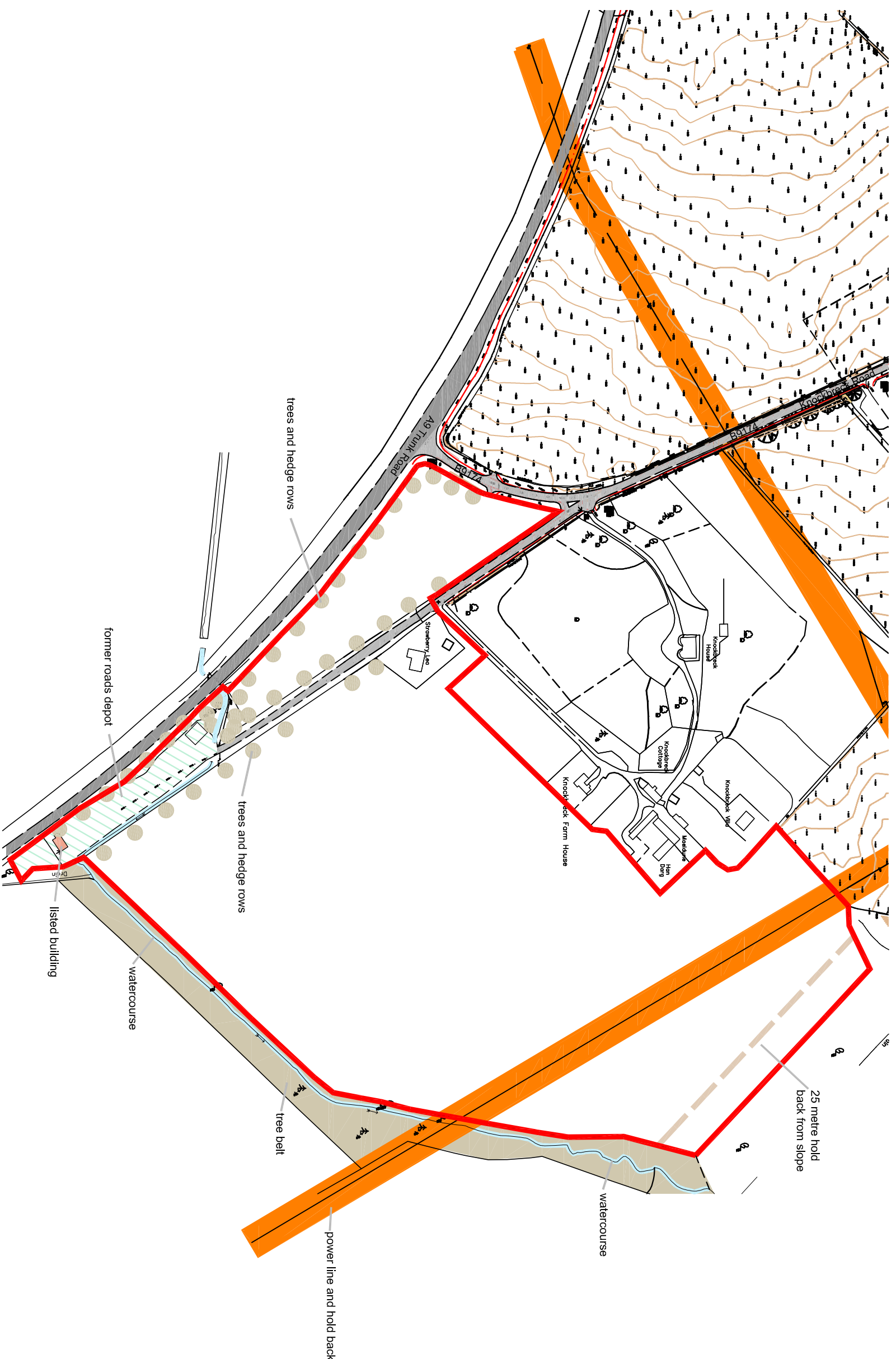
# LAND AT KNOCKBRECK & BURGAGE FARM, TAIN



## SITE CONSTRAINTS/PHYSICAL FEATURES



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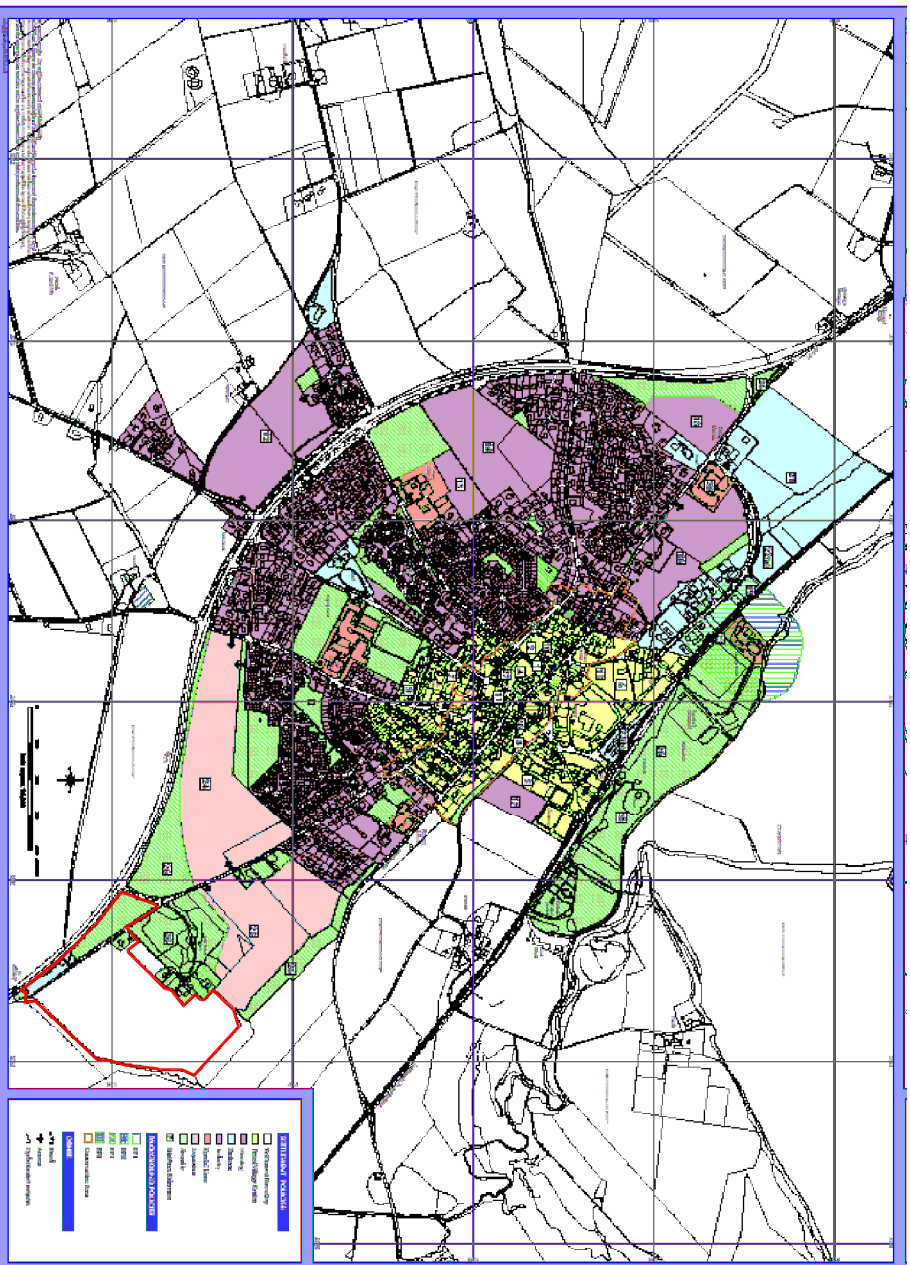
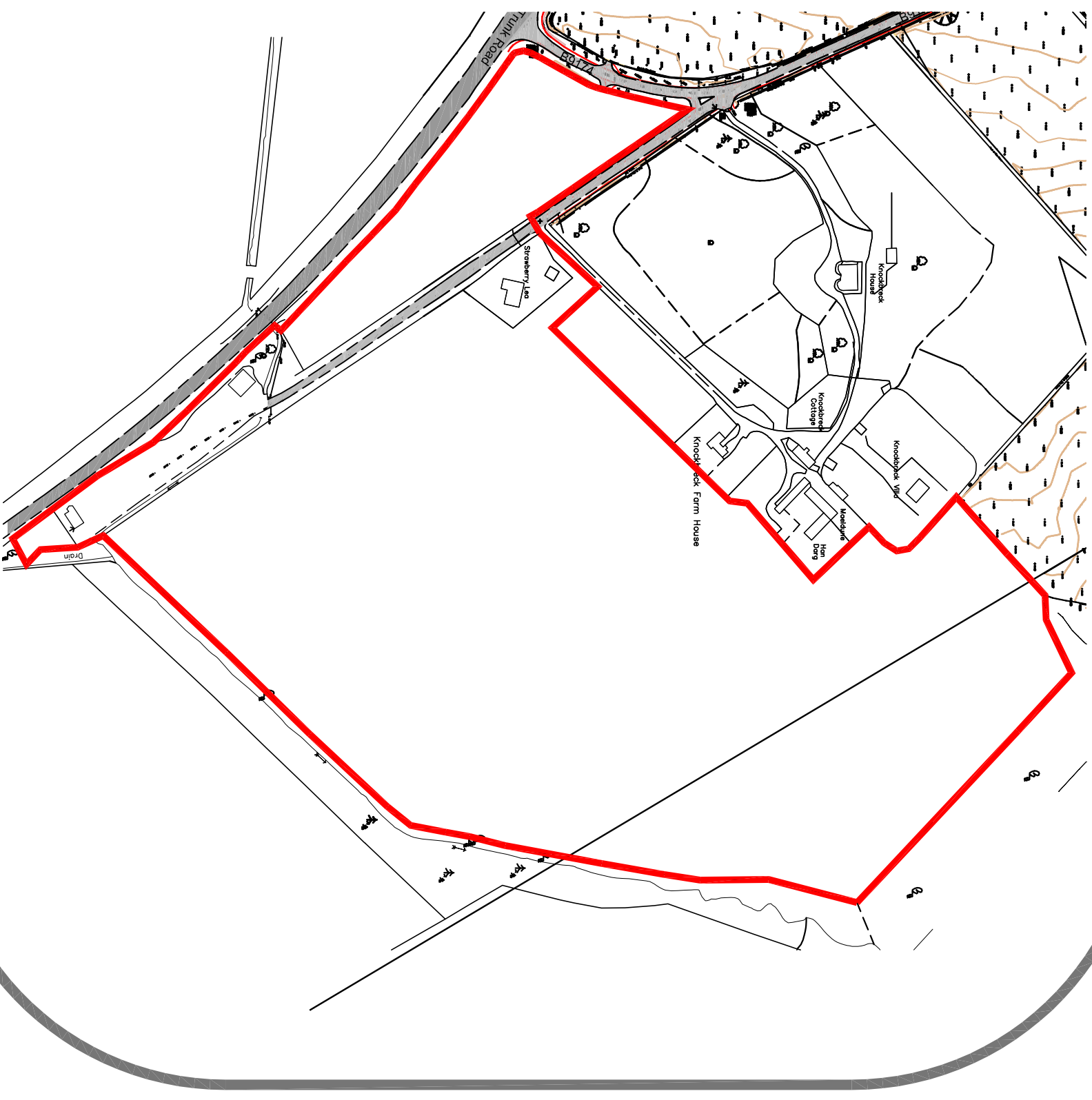


# LAND AT KNOCKBRECK & BURGAGGE FARM, TAIN

## SITE PLAN



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# LAND AT KNOCKBRECK & BURGAGE FARM, TAIN

## SKETCH DEVELOPMENT FRAMEWORK



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- ▲ new access
- remote path network
- existing woodland and hedgerow planting
- proposed structural planting
- housing
- commercial / business / light industrial use
- ① food park
- ② garden centre
- ③ visitor centre / cafe
- open land (open space / allotments etc)
- ④ potential allotments or garden centre external display area
- ⑤ S.U.D.S measures
- ⑥ linear park / viewing area