

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	COLIN MACKENZIE G H JOHNSTON BUILDING CONSULTANTS LTD
Your Address / Contact Details	
Landowner's Name (if known / applicable)	MR H J MACKENZIE, MRS C R CHARLISH, MRS K A LEONARD
Agent (if applicable)	
Agent's Address / Contact Details (if applicable)	G H JOHNSTON BUILDING CONSULTANTS LTD WILLOW HOUSE STONEFIELD BUSINESS PARK INVERNESS IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	
Site/Local Name (if different from above)	LAND AT ST VINCENT FARM, TAIN
Site Size (hectares)	c 22.0 ha
Grid Reference (if known)	NH 7708 8133
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	housing, affordable housing (c. 120-140 units/8.0 ha.); commercial/community facilities (1.0 ha.); business (3.0 ha.); open space/playing field (1.5 ha.); longer term(8.0 ha.); landscape framework
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	subject to masterplan;
Map	attached with Schematic Framework

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

If you wish to suggest a site that should be built on, fill in this form	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
How can the site be serviced? (give details of proposed access, foul drainage, surface water and water supply arrangements)	access from the public road network north and south-east of the site and from the east via existing adjoining development; water and foul drainage to mains network; surface water SUDS to site
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p>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?)</p>	<p>Development west of the A9 requires additional shelter and a stronger framework of structural tree planting. The proposal will incorporate a programme of woodland and tree belts designed to integrate the town visually in its landscape setting, and to link or separate uses and activities and the main lines of movement between them. Such a framework will be integral to a master plan for the land at St Vincent. The loss of farmland is justified as part of the settlement strategy; but moreover by the shape and configuration of adjoining development and the extent to which the site would deliver a natural “rounding-off” of the urban edge west of Tain.</p>
<p>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?)</p>	<p>The site is a logical and coherent urban expansion, consistent with the settlement pattern and the strategic direction of growth for the town committed in the existing local plan. It occupies a central and pivotal position in its relationship with land north and south, complementary to the public land bank (the Highland Council landholdings) and to current developments by the Highland Housing Alliance and others on the adjacent fields formally owned by the Council west of the by-pass, and offers a strategic role in terms of the shape and structure of the town and its long-term prospects for growth.</p> <p>The site will give choice in the residential land supply (capacity for c. 120 houses) in terms of location and phasing. It is accessible from four directions: by upgrading the existing accesses to St Vincent Farm/Scotsburn Road from the south-east and from Viewfield Road to the north - both confirmed by feasibility study - and from two reserved access “spurs” from the adjoining (allocated) sites presently under development to the east. The site is convenient to education and proposed health facilities and to public transport services via the established A9 underpass. It offers scope to link existing utilities networks and is available free from any significant burdens.</p> <p>The proposal would give critical mass and synergy in supporting services and facilities at “town” and neighbourhood levels, including the potential to identify land for business use and playing field, and commercial/community facilities focussed on the enclave of 19C farm steadings at St Vincent. These are opportunities complementary to the function of the town as a service centre and to the wider evolving neighbourhood, subject to the allocation of land for housing.</p> <p>The site represents consolidation of the form of the town - a logical infill development - between Carnegie Lodge Hotel and Arthurville. It provides a context for enhanced integration of the town west of the A9 and with its landscape setting.</p>
<p>What impact will there be on travel patterns from the site’s development? (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)</p>	<p>The site is well connected and in close proximity to local sources of employment and community facilities; and to the strategic economic development structure of the Inner Moray Firth sub-region by a choice of public transport. It will not present any structural change in the pattern of travel which derives from the function and role of Tain in that</p>

rather than travel by private car?)	context; it is within walking distance of education and (proposed) health services and gives scope to provide for local employment and open space, accessible to the existing population.
Is the site well connected? (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?)	See above. The proposal is compatible with its surroundings that comprise housing on three sides (and a hotel); and on its fourth, presents an opportunity to create a coherent, landscaped edge and better definition to the western limits of the town.
Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)	The site is south-east facing, open to full day-lighting and solar gain and the potential for application of technology at domestic or "district" scale subject to viability.
What other negative impacts will the development have and how will they be resolved or offset? (e.g. will the site's development increase any form of pollution or decrease public safety?)	n/a

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>The site will not affect any existing public open space. It will enable open space to be provided extending the choice and availability of structural recreational space to the wider community. In that regard, subject to the allocation of land for housing it could contribute to addressing the deficiency in the town in the availability of land for a playing field, convenient to the existing neighbourhoods.</p>	<p>A masterplan would make provision for a playing field with links to the wider community.</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? - Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>Yes. The site is located within approximately 400m of Tain Royal Academy, Craighill Primary School, the proposed new Health Centre and open space; and within 1km of the town centre, community centre and 1.5km of rail services.</p>	<p>A masterplan would make provision for neighbourhood facilities including shop, small businesses, and structural open space with links channelled through the A9 underpass for access from the westerly neighbourhood "inside" the by-pass.</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>No. The town is well provided with public transport services.</p>	<p>n/a</p>
4	<p>Will the site involve "off site" road improvements that will contribute to</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>Yes. The site will require reconfiguration of the access from the north and south-east. These junctions have been engineered in</p>	<p>A masterplan would make provision for access from the adjoining road network to the north and south and</p>

	road safety?		principle to demonstrate technical feasibility.	through both of the adjoining housing sites to the east presently under construction.
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: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	Yes, consistent with layout of a residential environment.	A masterplan layout would enable “Designing Streets” principles within the site.
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?	No. The site does not involve any “bad neighbour” uses. The site does not involve any identified Physical Constraints (Highland-wide Local Development Plan [Policy 10]).	n/a
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?	No. The site does not involve contaminated land.	n/a
8	a) Is the site on derelict, vacant or other land that has previously been used? b) Is the site on greenfield land?	a) Has the site been identified in Scottish Government’s Vacant and Derelict Land Survey (which can be found here: http://scotland.gov.uk/Publications/2010/01/26135819/0) or has the land got an existing use? b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	No. The site does not affect derelict land. Yes. The site involves land presently greenfield, undeveloped.	n/a
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 adjoins the settlement boundary as identified in the Ross and Cromarty East Local Plan. It is within the limits of development (and the existing settlement) to the north and south and therefore comprises a natural and coherent consolidation of the	A masterplan will enable appropriate connections with the built up area and its infrastructure networks landscape setting and building form.

			built up area.	
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?	No. The Ross and Cromarty East Landscape Capacity Assessment indicates the site as requiring “no advance intervention” and therefore that no significant landscape capacity issues arise. The site is not within any NSA; and not within any Special Landscape Area.	n/a
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?	No. The site does not involve wild land.	n/a
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No. The site does not affect a Conservation Area.	n/a
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. The site does not affect a Listed Building.	n/a
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”?	No. The site does not affect any “inventory” site.	n/a
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. The site does not affect any HER site.	n/a
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. The site does not affect any Scheduled Ancient Monument.	n/a

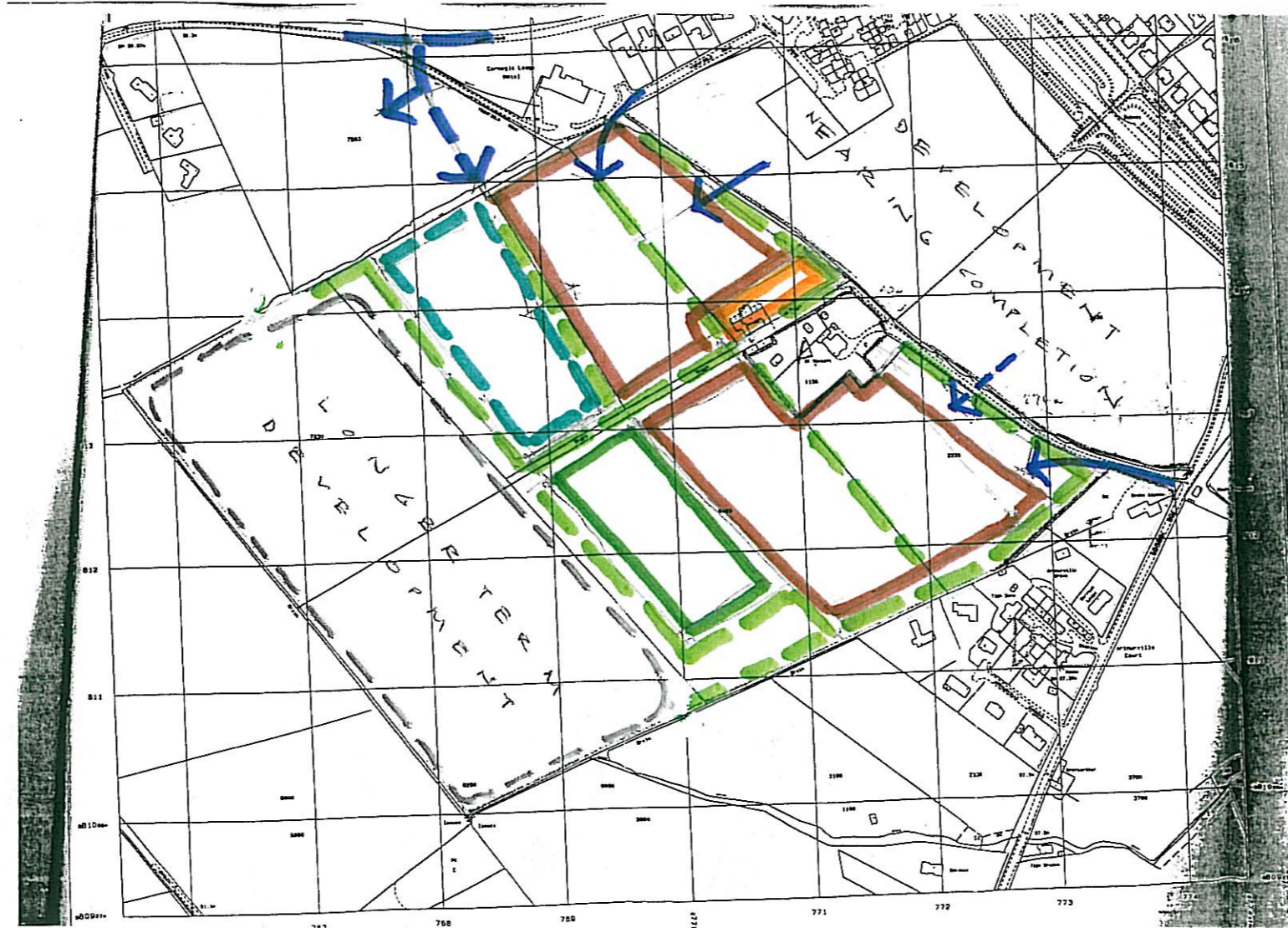
17	<p>a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</p>	<p>a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?</p> <p>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?</p>	<p>No. The site does not affect any natural heritage designation.</p> <p>No. The site does not affect any natural heritage features listed, with the exception of mature edge trees. These are to be retained and reinforced.</p>	n/a
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>No. The site is unlikely to affect any protected species.</p> <p>No. The site is unlikely to be affect any species or habitats.</p>	A masterplan would be subject to habitats and species survey.
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?	Yes. The site offers natural reception to solar gain and could link with any "community" system.	n/a
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood	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:	No. The site does not affect recorded flood risk.	n/a

	map or from local knowledge?	http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx		
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?	No. The site presents no implications for changes in land form or level.	n/a
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?	Yes. A watercourse exists along the north-east boundary of the site. There need not be any obstruction to the watercourse; development would be set back from it and the opportunity taken to embrace it as a public amenity consistent with the main lines of movement across the site.	A masterplan could identify the watercourse as a possible amenity/public access corridor.
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?	As per existing town.	n/a
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. The site is capable of connection to the mains water and drainage networks.	A masterplan would address any requirement for a Network Capacity Studies in relation to water and waste water as required.
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?	No. The site presents no implications for landform.	n/a
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. The site does not affect coastal features.	n/a
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 open to the south with limited natural shelter and abundant potential for solar gain and domestic scale energy applications.	A masterplan would enable a structure of development orientated to the east-west aspect.
28	Will the site have any	Is the site near areas of employment or close	The site involves expansion of an important	n/a

	impact upon local air quality?	to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	service and employment centre located within a strategic economic development “corridor”. It is therefore located close to sources of local jobs, social and community facilities (sustained by a population of 3,500) and public transport connections (bus, train).	
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?	Yes. The site will involve an expansion of the urban area and will require street-lighting to standard.	n/a
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?	The site does not affect any existing green corridors. It offers the potential to create/strengthen the landscape setting. This could be achieved by connecting open spaces, existing treed features and by promoting a lattice of green networks to create habitats and provide a focus for lines of movement through and across the site.	A masterplan would incorporate a lattice of green features/movement channels as part of a landscape framework and setting for development.
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?	Yes. The site is within 1.5km of the shore/recreational links; and recreational walks at Rosehill/Tarlogie Woods.	n/a
32	a) Will the site affect any core paths or right of way? b) Will the site affect any other existing paths or outdoor access opportunities?	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? 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	No. The site involves no effect on any core path. No. The site does not affect any other path. However, it could provide opportunities to link laterally – north-west/south-east using the existing access to St Vincent Farm	A masterplan will identify connections to the existing off-site networks.

	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	Land Reform (Scotland) Act 2003? 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?	buildings. Yes. The site will enable linkages to the existing core path network (Candidate Core Path 646.08) to Tain via the A9 underpass.	
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. The site does not affect any geological/geo-diversity interest.	n/a
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?	The site does affect prime agricultural land as identified in the Ross and Cromarty East Local Plan. However, this is understood to be a technical specification as the owners dispute that the land is prime, since it has not been used as arable - only grazings - for decades.	n/a
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. The site does not affect peat land.	n/a
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. The site does not involve a croft unit.	n/a

ST. VINCENT FARM, TAINI
SCHEMATIC FRAMEWORK



-  HOUSING
-  COMMUNITY PLAYING FIELD
-  TREE/WOODLAND FRAMEWORK
-  BUSINESS
-  EARLY PHASE ACCESS
-  LATER PHASE ACCESS
-  LONG TERM DEVELOPMENT



SCALE :



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M MacLeod
Development Plans Manager
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Our Ref: CM/YM/1696

Date: 3 May, 2011

Dear Sir

**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN
LAND AT ST VINCENT FARM, TAIN**

Further to our representation on behalf of Mr H J Mackenzie, Mrs C R Charlish and Mrs K A Leonard, we refer to the two plans which accompany our "Call for Sites" form.

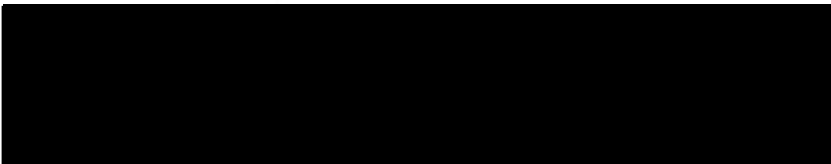
The Schematic Framework indicates land that our client believes has potential for development (housing, open space and business) within the 5-10 year timescale of the Plan, the housing element of which has already been the subject of substantive discussions with the Highland Housing Alliance; and further land - indicated as "longer term development" - that our clients believe has potential beyond that period, but which may also have a role within that period, particularly should ideas for neighbouring land emerge.

The future of the "longer term development" land should not however detract from the case to be made for housing and other uses on the north eastern part of our clients' landholding.

The purpose of this correspondence is also to indicate the extent of our clients' ownership and to lodge a revised site plan (attached). We would be grateful if this could replace the site plan forwarded earlier with our form.

Thank you.

Yours sincerely



Colin Mackenzie
G H Johnston Building Consultants Ltd

LAND AT ST VINCENT FARM, TAIN

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

