

## Welcome

This land is in a key location on the south east approach to Tain, as outlined in red and shaded pink on the plan right. It lies adjacent to the A9 Trunk road and either side of Knockbreck Road. Part of the land was developed for the ASDA supermarket. This now provides the main access into the rest of the development land identified for housing and a mix of other uses in successive Local Development Plans since 2007.

Planning Permission in Principle was granted in 2013 and renewed in 2017 for up to 250 houses, phased over a 10 to 15 years period, together with a mix of uses such as community, small business, tourism, leisure, open space and allotments, guided by an overall Master Plan.

Cairngorm Properties Ltd, based in Aviemore, is at the very early stage of preparing revised proposals for the land. The company is a reputable housing developer with an excellent track record of building quality homes mostly in Speyside. This development will expand its area of operation.

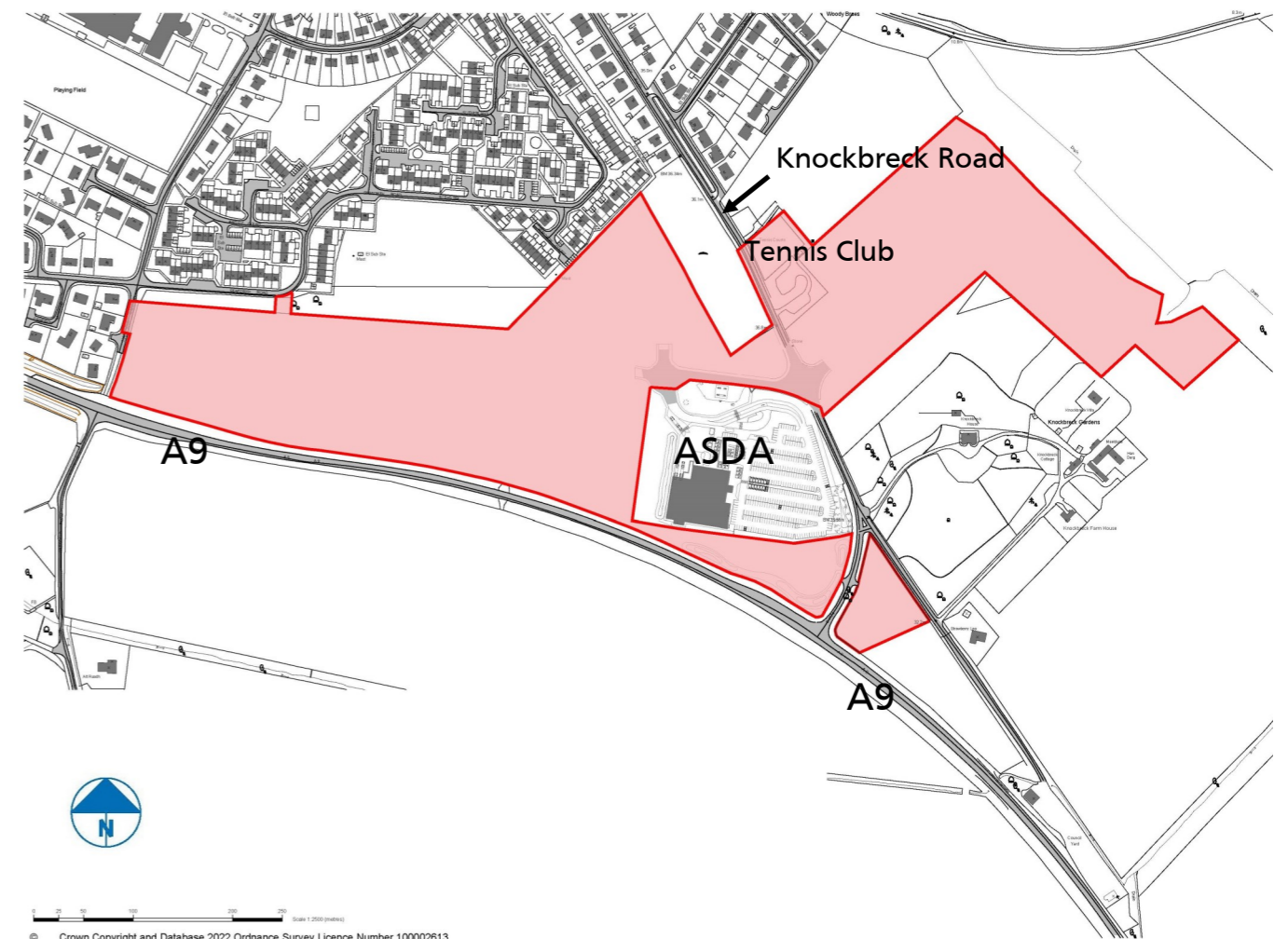
In advance of submitting a planning application later this summer, comments are now invited on the potential distribution of land uses and phasing. Views are also invited on the type of community and other uses that local residents and others would like part of the land to be made available for in the area.

Your views will be used to help prepare a new Master Plan with a development framework that will guide the short and longer term development of the land. A new Master Plan will also indicate provision for walking/cycling and public transport connections with the existing built up area of Tain.

To take part please examine the information and illustrations on display. **You can leave your comments on the questionnaire forms provided today or submit on line or by post by 10 JUNE 2022.** All of the information is available on the G H Johnston Building Consultants Ltd website – [www.ghjohnston.com](http://www.ghjohnston.com).

**PLEASE NOTE: No planning application has been submitted and your comments are only to Cairngorm Properties Ltd. at this stage**

**THANK YOU FOR TAKING THE TIME TO PARTICIPATE.**



## Local Development Plan

### The Inner Moray Firth Local Development Plan – Adopted July 2015

This is the Highland Council's statutory Plan that guides where future development should and should not occur in the Inner Moray Firth area. It provides details of the sites allocated for development in settlements including Tain in the period 2015 to 2024.

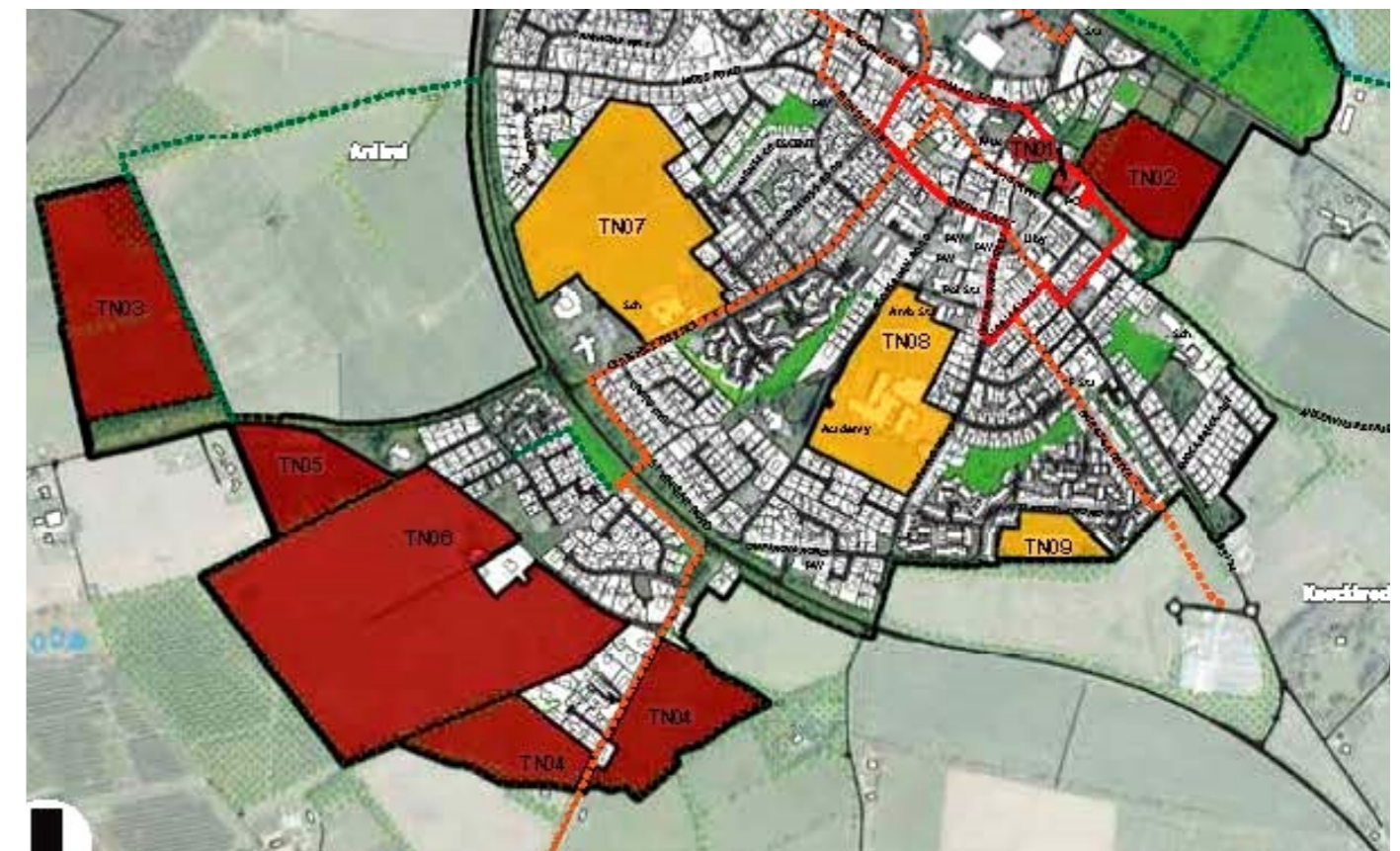
An area of almost 25 hectares of land is allocated for 250 Homes, Business, Commercial, Community uses, indicated as TN5 (in orange) on the Inset Map top right. Development to be in accordance with the approved master plan (Permission in Principle 10/02217/PIP granted in 2013) and to include suitable access into, through and across the site and new/extended bus service.

### The Proposed Inner Moray Firth Local Development Plan (2) - March 2022

The Local Development Plan has been under Review since 2019. The land subject of this pre-application consultation has been omitted from the latest Proposed Plan by the Highland Council because in its view it is unlikely that this large mixed-use site will be deliverable during the lifetime of the plan (10 years). This ignores the fact that the full development of the land has always been expected to take longer than 10 years, it has an approved Master Plan and has developer interest.

The Council is instead preferring to concentrate housing development on sites at Kirksheaf (TN02), Craighill (TN07), the current site of Tain Royal Academy (TN08) and Burgage Drive (TN09). Additional new housing sites are identified at Ardlarach Farm (TN03), Croft Arthur (TN04), West of Viewfield Road (TN05) and Viewfield or St Vincents (TN06), all west of the A9. These proposed allocations are contrary to the conclusions and accepted recommendations of Scottish Government Reporters following the Inquiry in 2004 and Examination in 2014 into objections to the Local Development Plans.

The current approach takes no account of these outcomes and sees the Council promoting development of its own land beyond west of the busy A9. These areas are much further from the centre of the town than the land at Knockbreck and Burgage Farm, which the Council has simply dismissed by claiming that there are other more centrally located and viable sites than this large mixed-use site. This is not the case for the new areas of land included in the Proposed Plan at Ardlarach, Croft Arthur and Viewfield/ St Vincents.

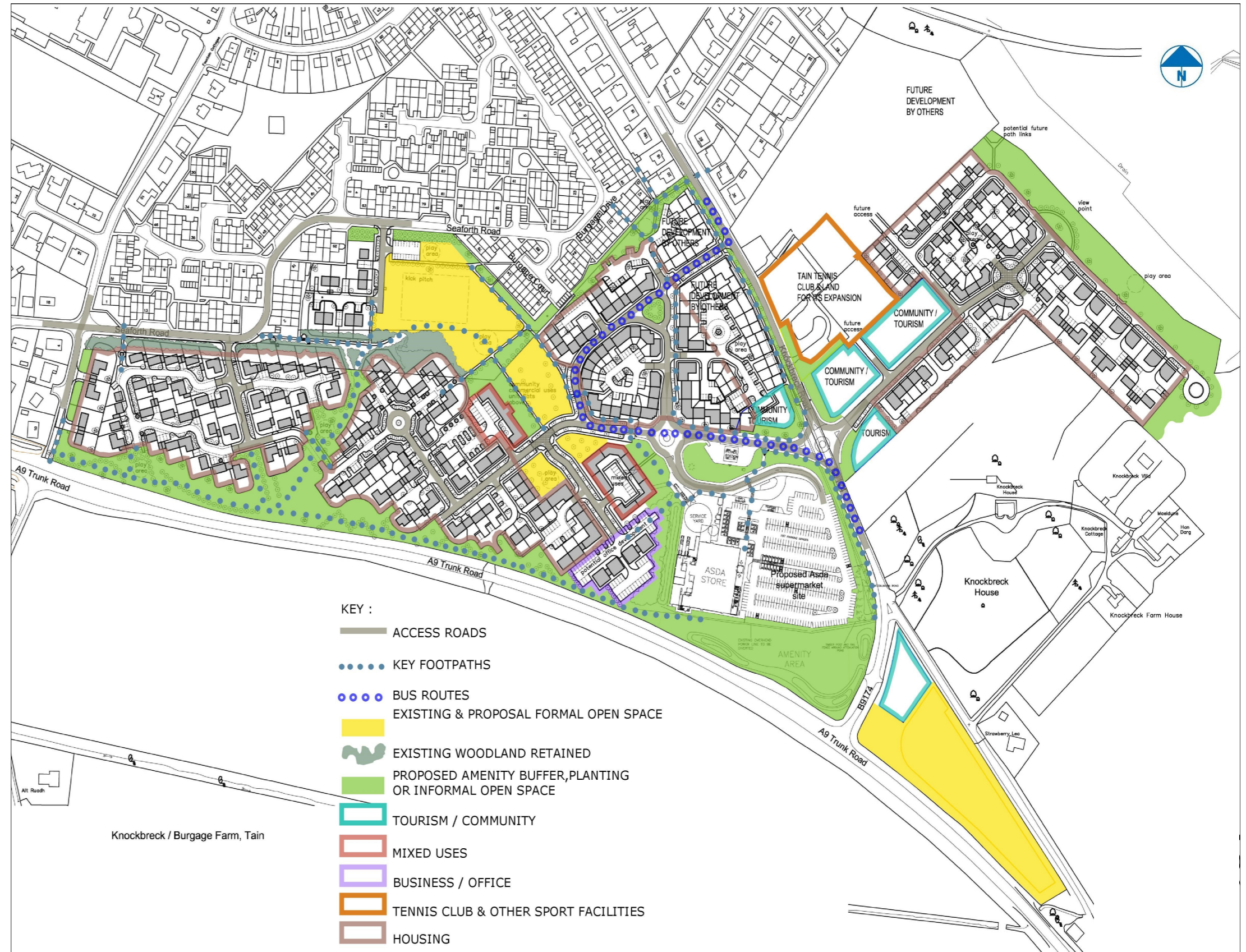


# Previous Proposals

In 2013 Planning Permission in Principle was granted for up to 250 houses, phased over a 10 to 15 years period, together with a mix of uses such as community, small business, tourism, leisure, open space and allotments, guided by an overall Master Plan. This permission was renewed in January 2017.

Extracts from the approved Master Plan document are indicated on this and the next sheet.

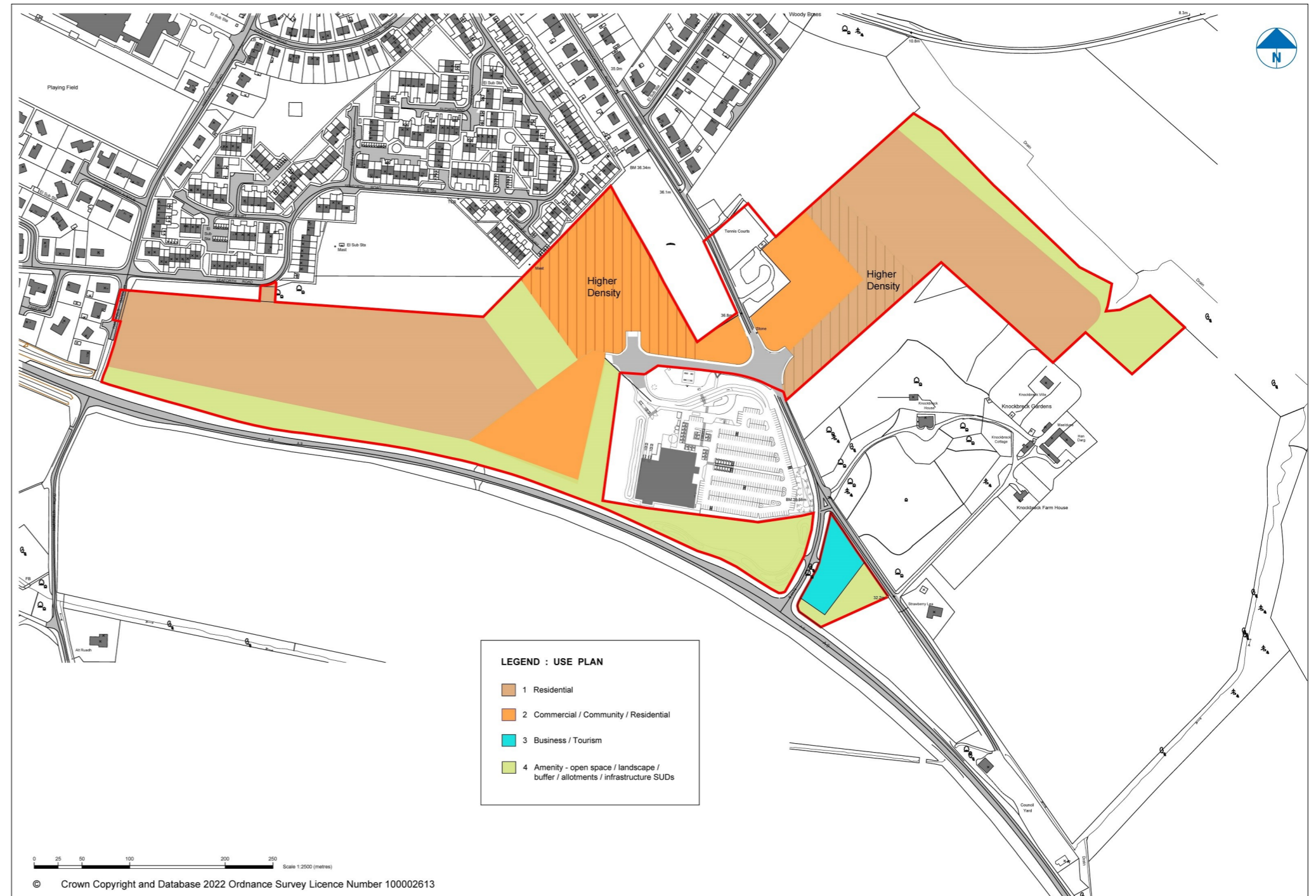
## MAIN LAND USES AND OVERALL DEVELOPMENT FRAMEWORK — INDICATIVE PLAN





## Revised Land Uses

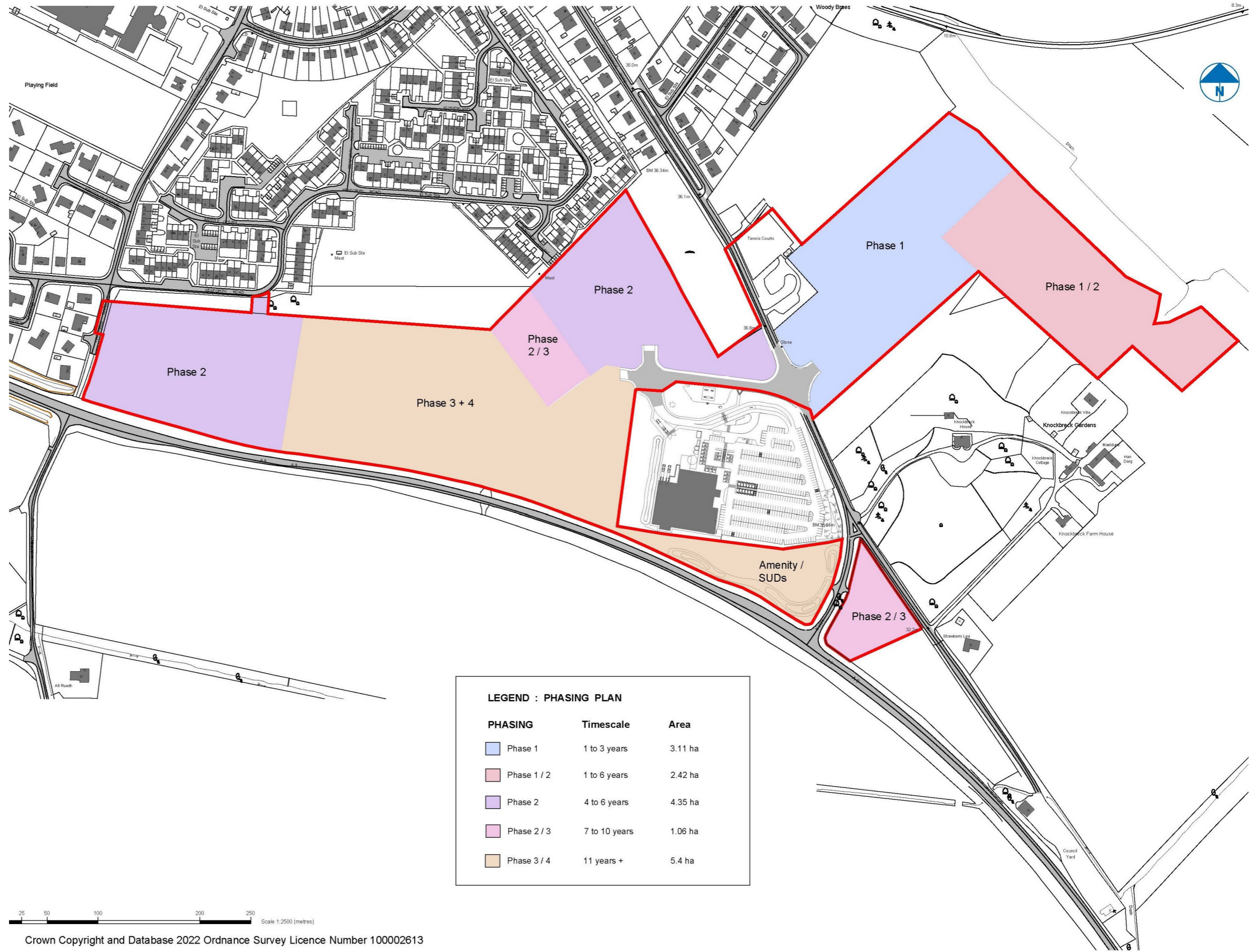
Cairngorm Properties Ltd intends to maintain the general land uses and locations from previous proposals. The broad indication of these is shown in the plan to the right. It is also intended that higher density development is located closest to the main access into the land with the lowest density located towards the western and eastern margins.



# Phasing

The suggested broad phasing of the development of the land is indicated on the plan to the right. This is similar to the phasing of the previously approved Master Plan.

The connection of the ASDA supermarket to the main foul sewer now helps to open up the land north east of Knockbreck Road for early phases of development. There is also potential for higher density affordable housing on the area north of ASDA towards Burgage Court, possibly as Phase 2 or earlier.



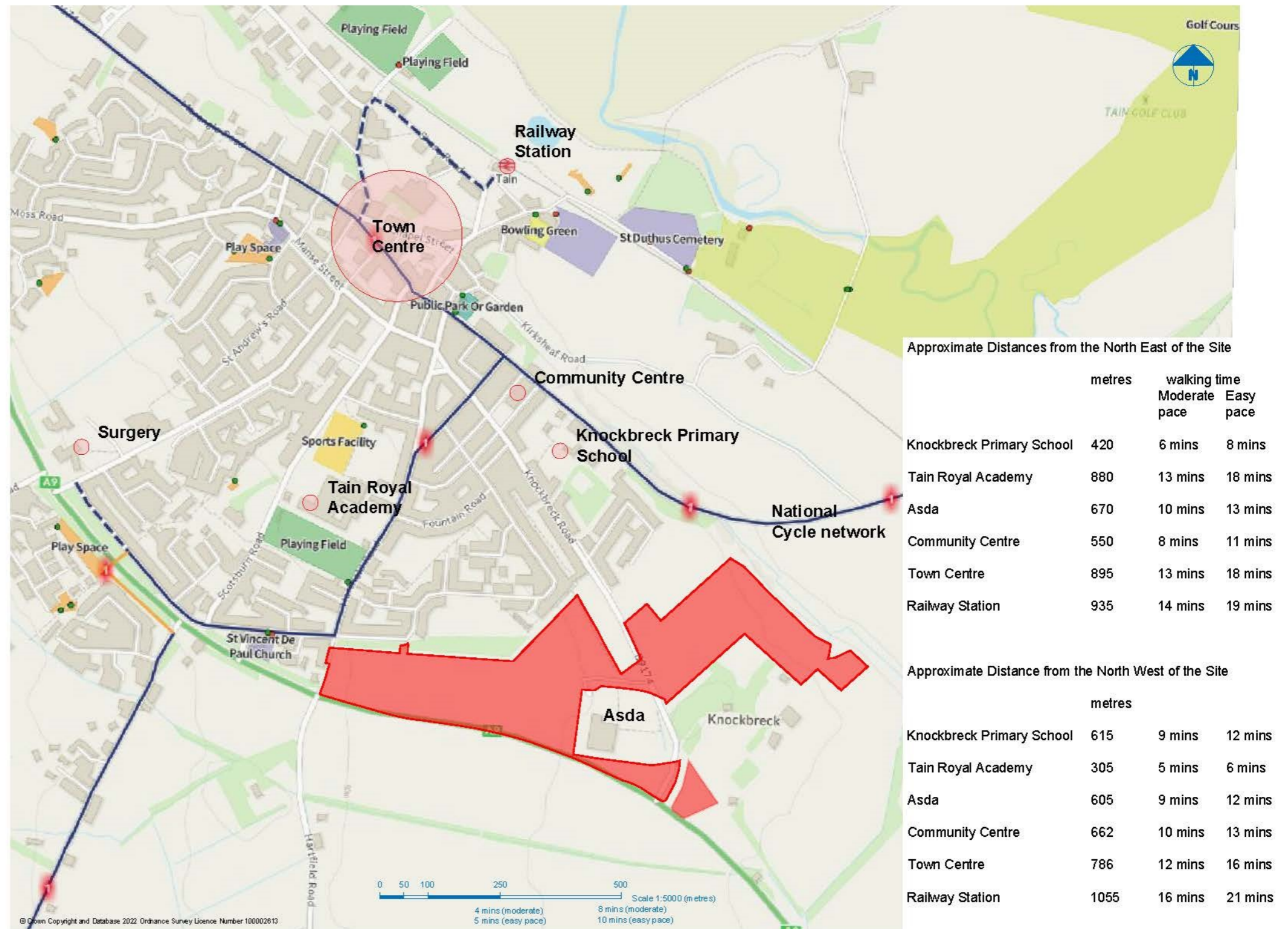
## 20 Minute Neighbourhoods

The Covid-19 pandemic has had an immediate, and likely a lasting effect, on how we use towns and cities to live, work and play in. 20 minute neighbourhoods are a concept of urban development that has ascended rapidly in the minds of policymakers, politicians and the general public across the world. The basic premise is a model of settlement development or expansion that creates neighbourhoods where daily services can be accessed within a 20 minute walk.

The pandemic lockdowns put a spotlight on the importance of the liveability of neighbourhoods, with people spending more time locally, working at home if possible, using public green space, cycling and walking instead of using cars and connecting with neighbours.

In Tain most community facilities and daily services are within 20 minutes walk of the proposed development area. Relevant distances and walking times are indicated on the drawing and table to the right.

In developing the land emphasis will be placed on creating safe walking and cycling connections with existing facilities and with any new facilities to be developed on site.



## Potential Uses

In addition to housing what other uses do you wish to see provided on this land?

Have you any views on where non-residential uses, open spaces, safeguarding areas and path connections should be located?

**Please use the blank maps on the tables to place your ideas using the post it notes provided.** If you wish to expand on your views in writing please use the separate comments sheets.



## Place-making Principles

Views also invited on the detailed siting and design of uses to create an attractive place in this large scale expansion of Tain.

**What is Place-making?** Place-making is a creative, collaborative process. At its heart is an 'all-inclusive' approach to the design, development, regeneration and management of the built environment.

The planning system encourages place-making by:

- a) promoting a design-led approach;
- b) directing the right type of development to the right place; and
- c) insisting on high quality development that embodies the qualities of place.

Successful place-making:

- a) results in sustainable, well-designed buildings and strong communities;
- b) meets peoples' needs;
- c) harnesses the unique characteristics of each place; and
- d) improves the overall quality of life.



*Creating Places*, the Scottish Government policy statement on Architecture and place for Scotland, describes the six qualities of positive place-making as:

1. Distinctive
2. Safe and Pleasant
3. Easy to move around and beyond
4. Welcoming
5. Adaptable
6. Resource Efficient.



What might this mean for this site?

**Distinctive**

- High quality building design with clear Highland identity;
- blend with energy efficient contemporary buildings and sustainable living;
- building clusters formed and focused on external usable amenity space across key locations;
- emulate traditional rural forms such as farm steadings and terraces;
- reflect features of the town's landscape which are most valued such as stone walls, signposts, veteran trees;
- maintain and enhance the contribution of woodland;
- enhance path access; corridors for people and wildlife;
- incorporate local historical references in layout design.



**Safe and Pleasant**

- design for character, at pedestrian scale, linkages to existing remote paths and nearby streets;
- reduce the dominance of roads but still accommodate larger refuse and other service vehicle access;
- apply appropriate calming and other design measures to achieve low traffic speeds throughout, include shared surfaces and give priority to users of non-vehicular routes where these intersect with roads;
- plant street trees, other landscaping and buildings close to key open spaces and junctions.

**Easy to move around and beyond**

- readily accessible to south east gateway to the town, the Trunk road and bus services;
- within a 15 minute/1000 metres walk of local facilities;
- a legible network of streets and paths will promote connectivity and ease of walking and cycling.

**Welcoming**

- the design of buildings, how they relate to each other and public areas such as streets, is vital to creating a welcoming and attractive development;
- incorporate traditional boundary enclosures such as stone walling and hedging, quality street and direction signs, feature areas and pedestrian friendly streets;
- carefully designed public realm and landscape framework is also important.



**Adaptable**

- flexible buildings for lifetime living and work space;
- phased development to meet changing needs over longer term.

**Resource Efficient**

- development should be sustainable in terms of location, layout and in the design and orientation of individual buildings;
- siting buildings to take advantage of the southerly aspect for solar gain and maximise shelter from the weather will reduce the need for artificial heating, lighting and cooling in buildings;
- planting trees and hedges will provide additional shelter;
- renewable technologies and energy saving techniques will help create a zero or low carbon development.

Examples of potential energy efficient contemporary house designs for Cairngorm Properties Limited

