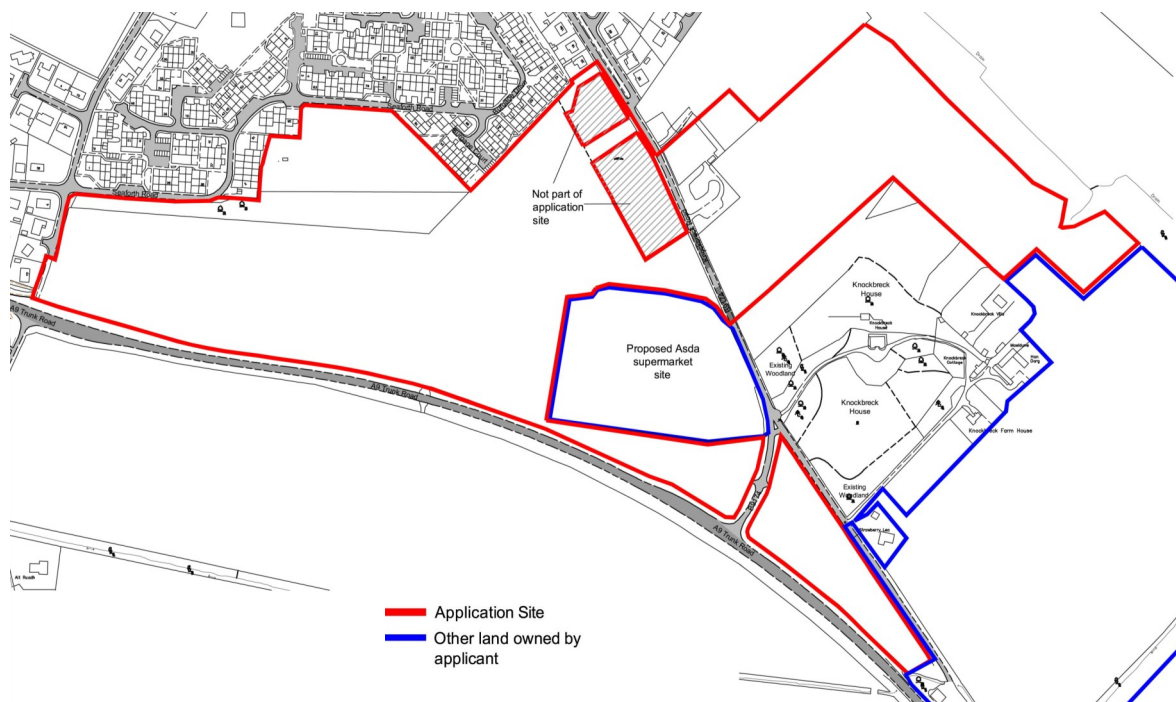


DRAFT MASTERPLAN FOR KNOCKBRECK AND BURGAGE FARM, TAIN



This **draft** master plan covers an area of almost 20 hectares (50 acres), either side of Knockbreck Road, most of which belongs to Mr Leo Daly. The 2007 Ross and Cromarty East Local Plan identified most of this land for expansion of the town principally to help meet Tain's housing needs over the next 10 to 15 years and beyond. Asda proposes to build a supermarket on adjoining land. The master plan accounts for this as well as promoting improvements to and better use of the Albyn Housing Society open space and woodland south of Seaforth Road.

A planning application is to be lodged in April for Permission in Principle for the land outlined in red. Owners/developers of the adjoining zoned land will make separate applications at a later date.

The purpose of the master plan is to provide an overall framework to guide the future development of the land in respect of:

- outlining the potential location, layout and density for around 250 houses, including low cost, rented and private plots;
- identifying opportunities for suitable community, leisure, business and tourist related uses;
- indicating related open space, tree planting and landscaping, road access, public transport and cycle/foot path links;
- provide guidance on layout, building and sustainable design features; and
- indicating key access, water, drainage and other servicing requirements.

You can comment on the draft proposals by filling out the page over and either leave them with the consultants in attendance today or return them to G.H. Johnston Building Consultants Ltd by post to Willow House, Stoneyfield Business Park, Inverness, IV3 7PA tel: (01463) 237229, by fax to (01463) 243258 or email to admin@ghjohnston.co.uk by Friday 12 March 2010.

These comments will be used by us to help finalise the master plan prior to its submission with the planning application early in April. There will still be an opportunity to make representations to the Council on the planning application after it is submitted.

YOUR COMMENTS

Please give your name and address, if you wish. This will help us keep you informed.

Name: _____

Address: _____

E-mail: _____

Tel: _____



horner + maclellan
landscape architects

