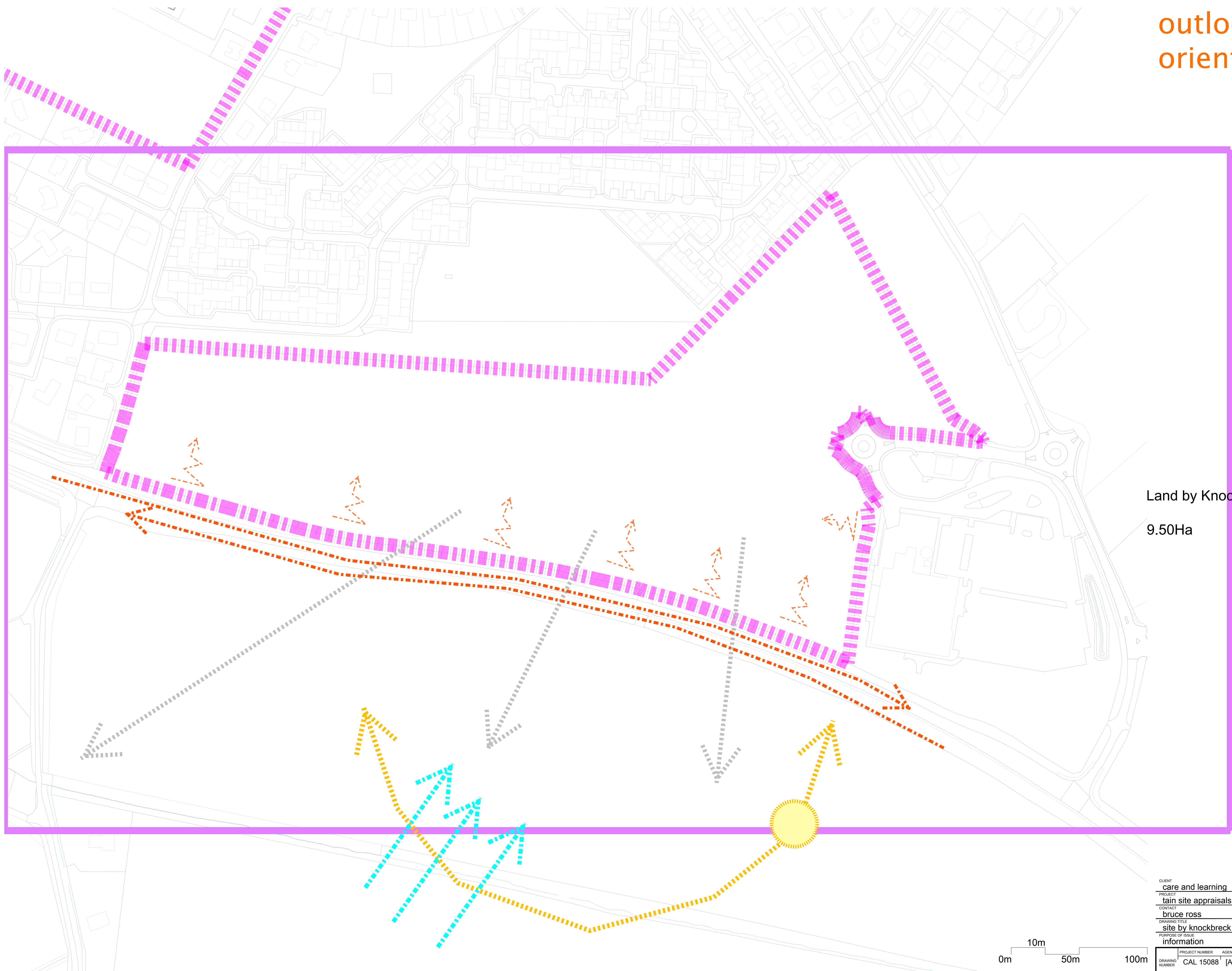


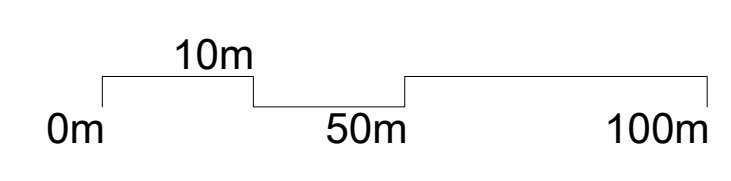
outlook / orientation



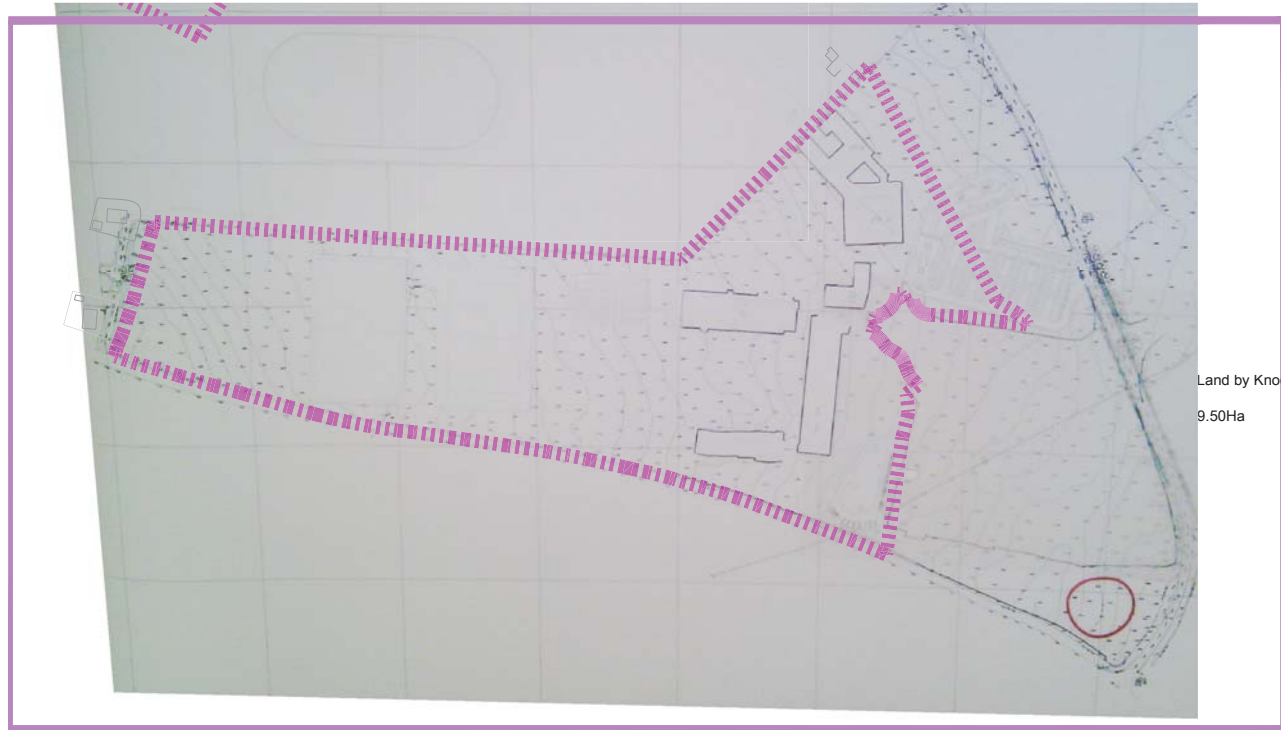
Land by Knockbreck Road
9.50Ha



DEVELOPMENT AND INFRASTRUCTURE SERVICE



CLIENT	care and learning	SCALE	varies
PROJECT	tain site appraisals	DATE	Oct. 2017
CONTACT	bruce ross	DRAWN BY	BR
DRAWING TITLE	site by knockbreck road	CHECKED BY	-
PURPOSE OF ISSUE	information	PAPER	A1
DRAWING NUMBER	CAL 15088 [A]	AGENT	sketch
		SERIES	xxx
		UNIQUE NO.	-
		REV	-



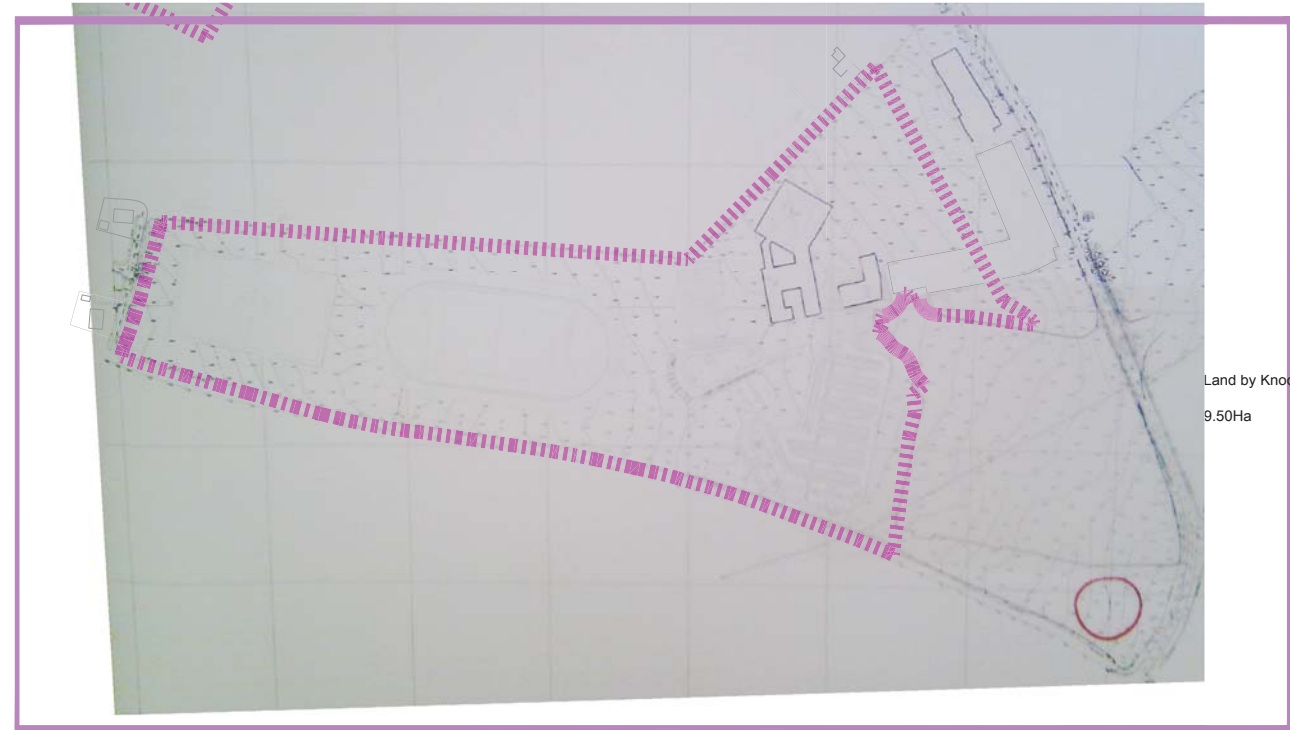
Land by Knockbreck Road
9.50Ha



date	stage	status
2017	core and learning	ongoing
2017	main site appraisals	oct 2017
2017	bruce ross	BR
2017	site by knockbreck road	information
2017	information	A1

0m 10m 50m 100m

document	date	stage	status
CAL 15088 [A]	sketch	xxx	-



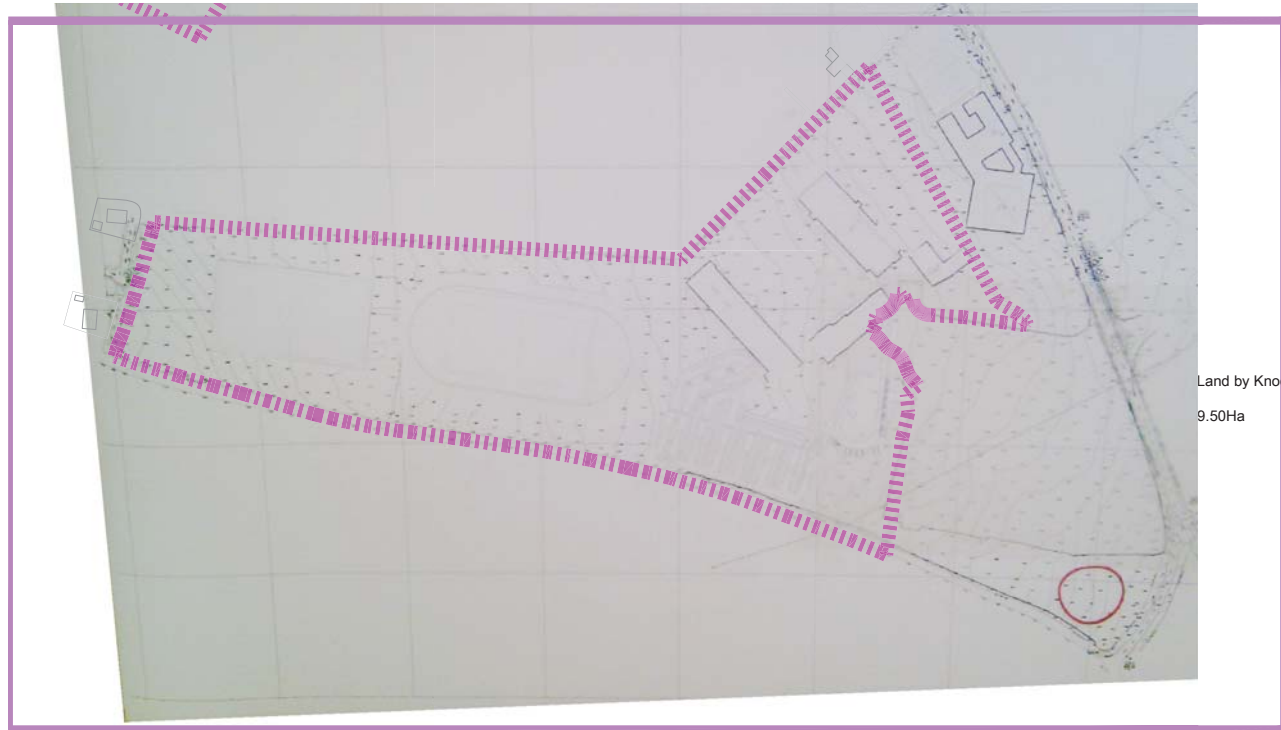
Land by Knockbreck Road
9.50Ha



date	stage	status
2017	core and learning	ongoing
2017	main site appraisals	oct 2017
2017	bruce ross	BR
2017	site by knockbreck road	information
2017	information	A1

0m 10m 50m 100m

document	date	stage	status
CAL 15088 [A]	sketch	xxx	-



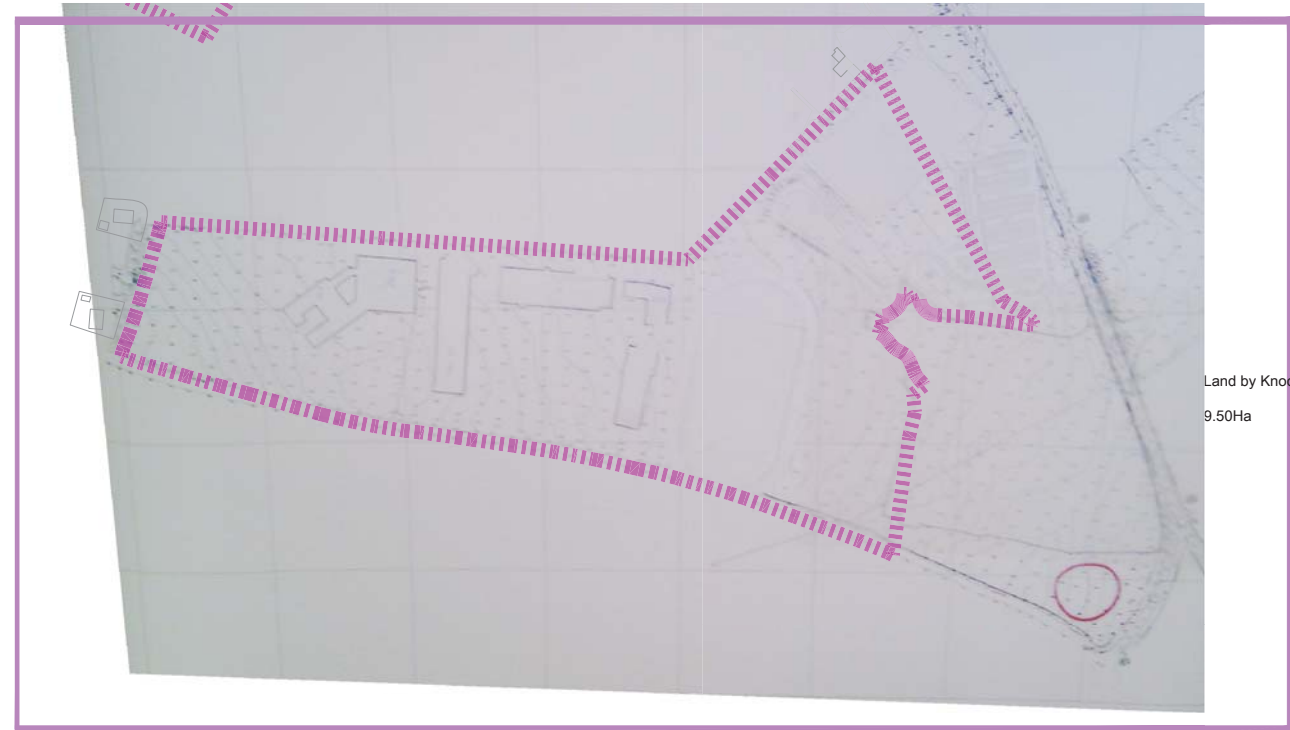
Land by Knockbreck Road
9.50Ha



date	stage	status
2017	core and learning	ongoing
2017	main site appraisals	oct 2017
2017	bruce ross	BR
2017	site by knockbreck road	information
2017	information	A1

0m 10m 50m 100m

document	date	stage	status
CAL 15088 [A]	sketch	xxx	-



Land by Knockbreck Road
9.50Ha



date	stage	status
2017	core and learning	ongoing
2017	main site appraisals	oct 2017
2017	bruce ross	BR
2017	site by knockbreck road	information
2017	information	A1

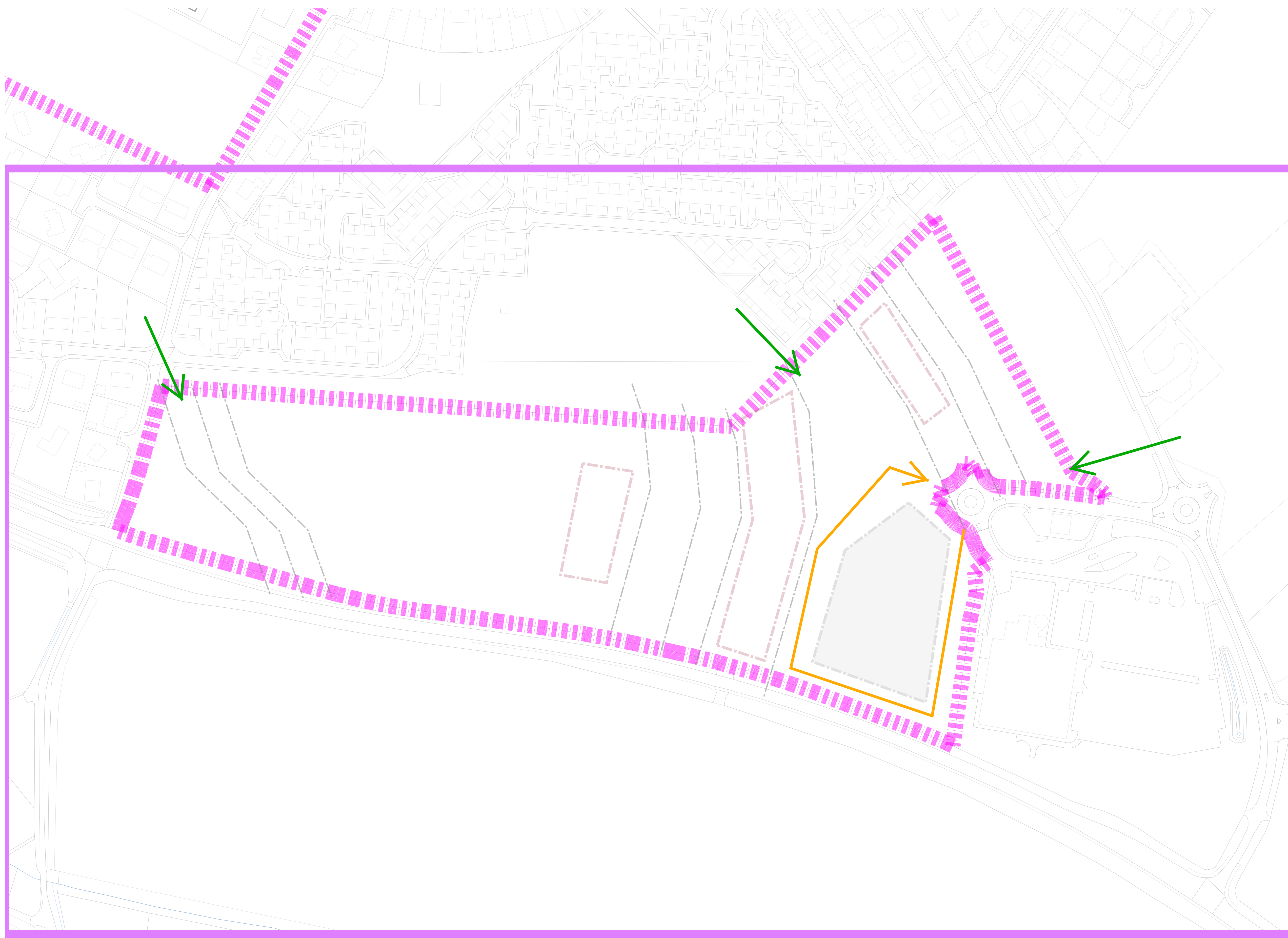
0m 10m 50m 100m

document	date	stage	status
CAL 15088 [A]	sketch	xxx	-

potential/ considerations

potential

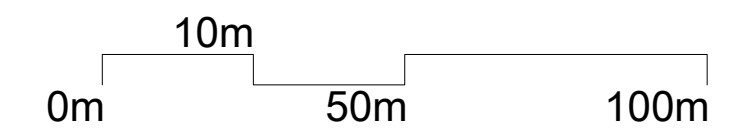
pedestrian access from multiple approaches;
no phasing considerations required;
access from mini-roundabout



Land by Knockbreck Road
9.50Ha



The Highland Council
Comhairle na Gàidhealtachd
DEVELOPMENT AND INFRASTRUCTURE SERVICE

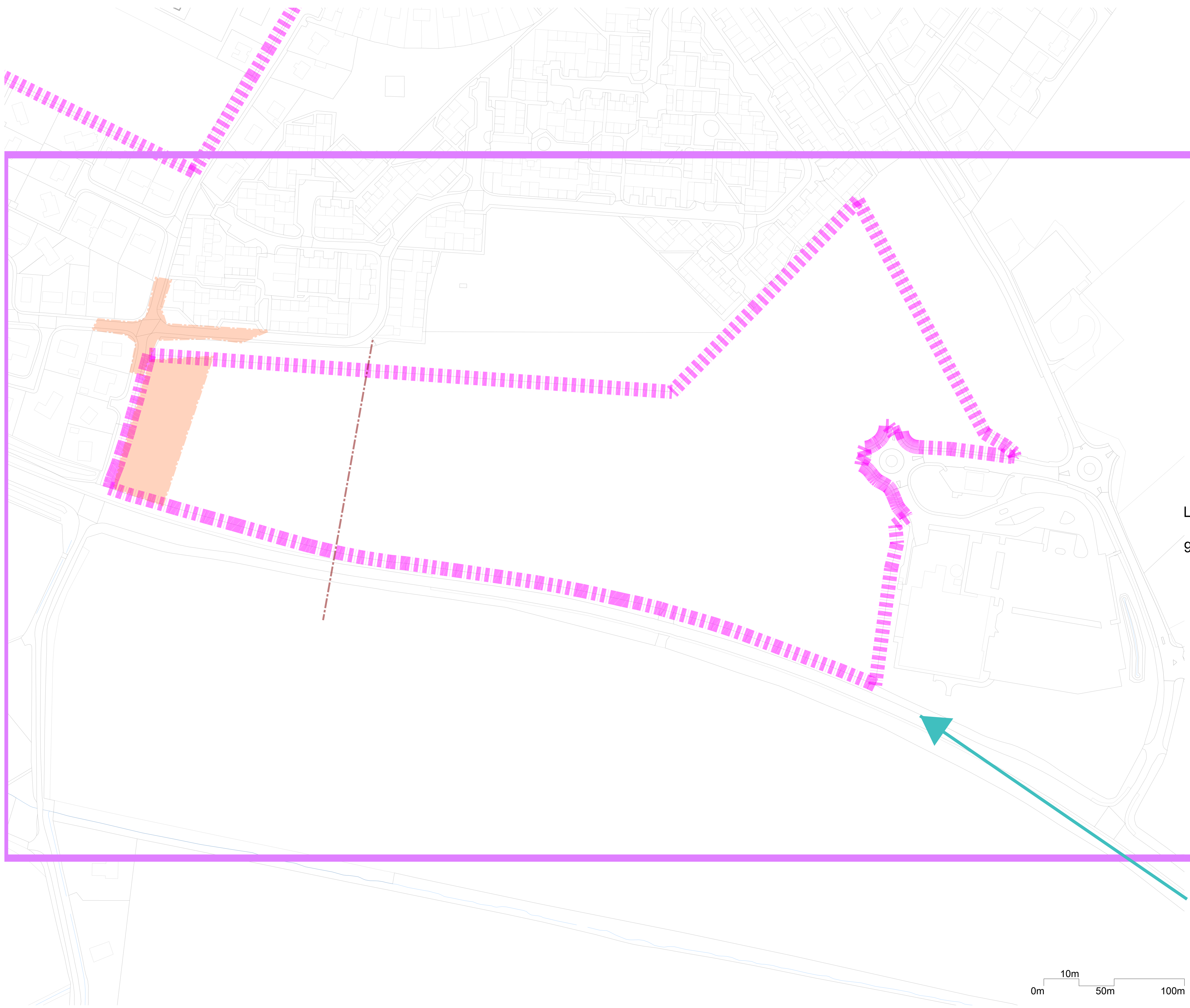


CLIENT	care and learning	SCALE	varies
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		SERIES	xxx
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		REV	-

potential / considerations

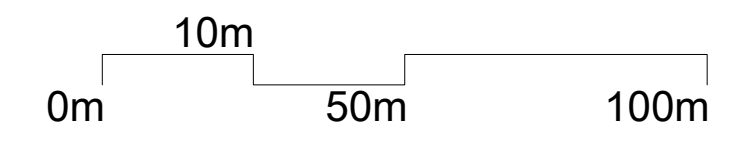
considerations

unknown utility capacity (water) – might require infrastructural upgrade; electrical wayleave across site; road network to west could struggle to support routine vehicle access; proportions of site impact on layout of accommodation



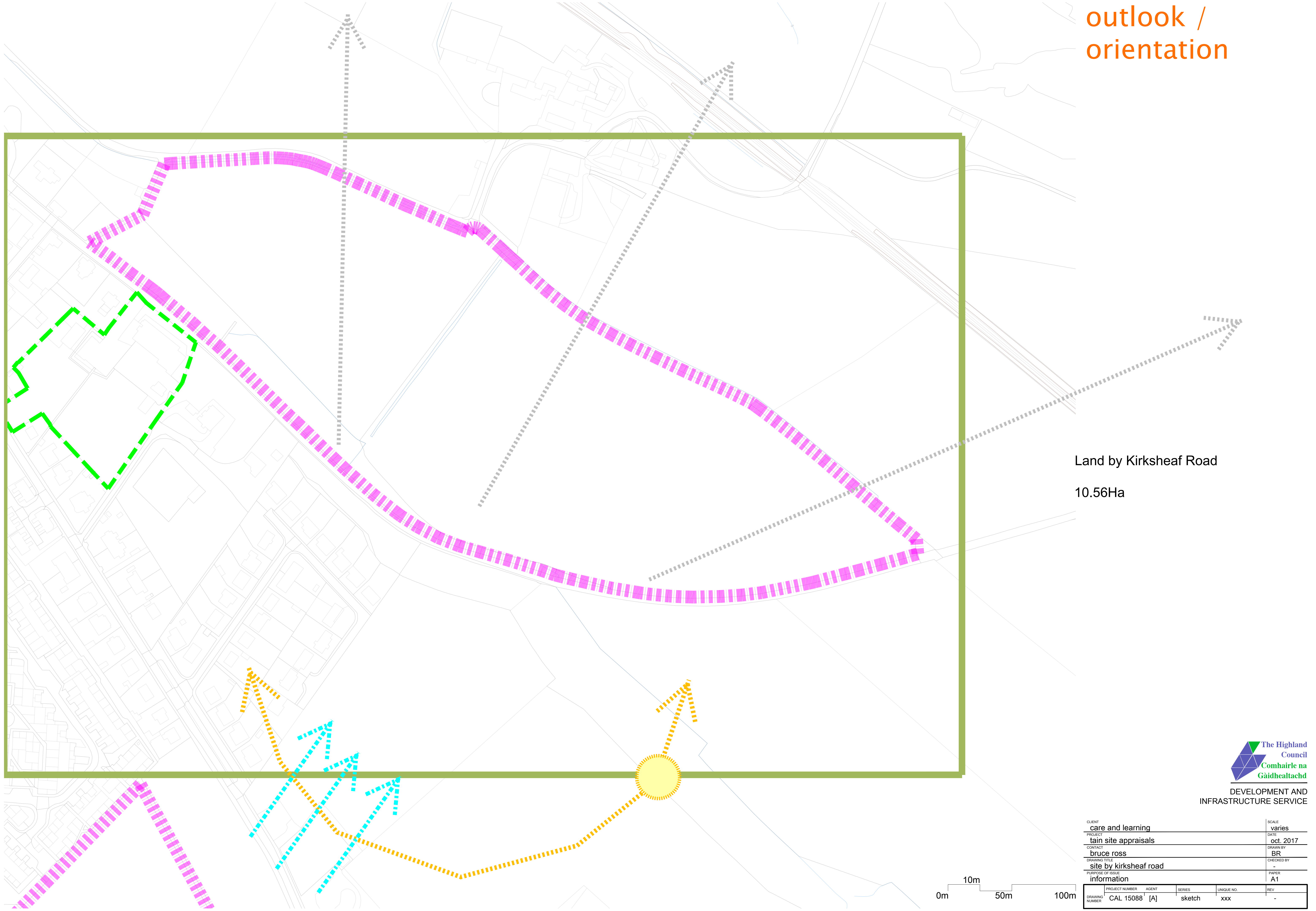
Land by Knockbreck Road

9.50Ha



CLIENT	care and learning	SCALE	varies
PROJECT	tain site appraisals	DATE	Oct. 2017
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		SERIES	xxx
		UNIQUE NO.	-
		REV	-

outlook / orientation



Land by Kirksheaf Road
10.56Ha



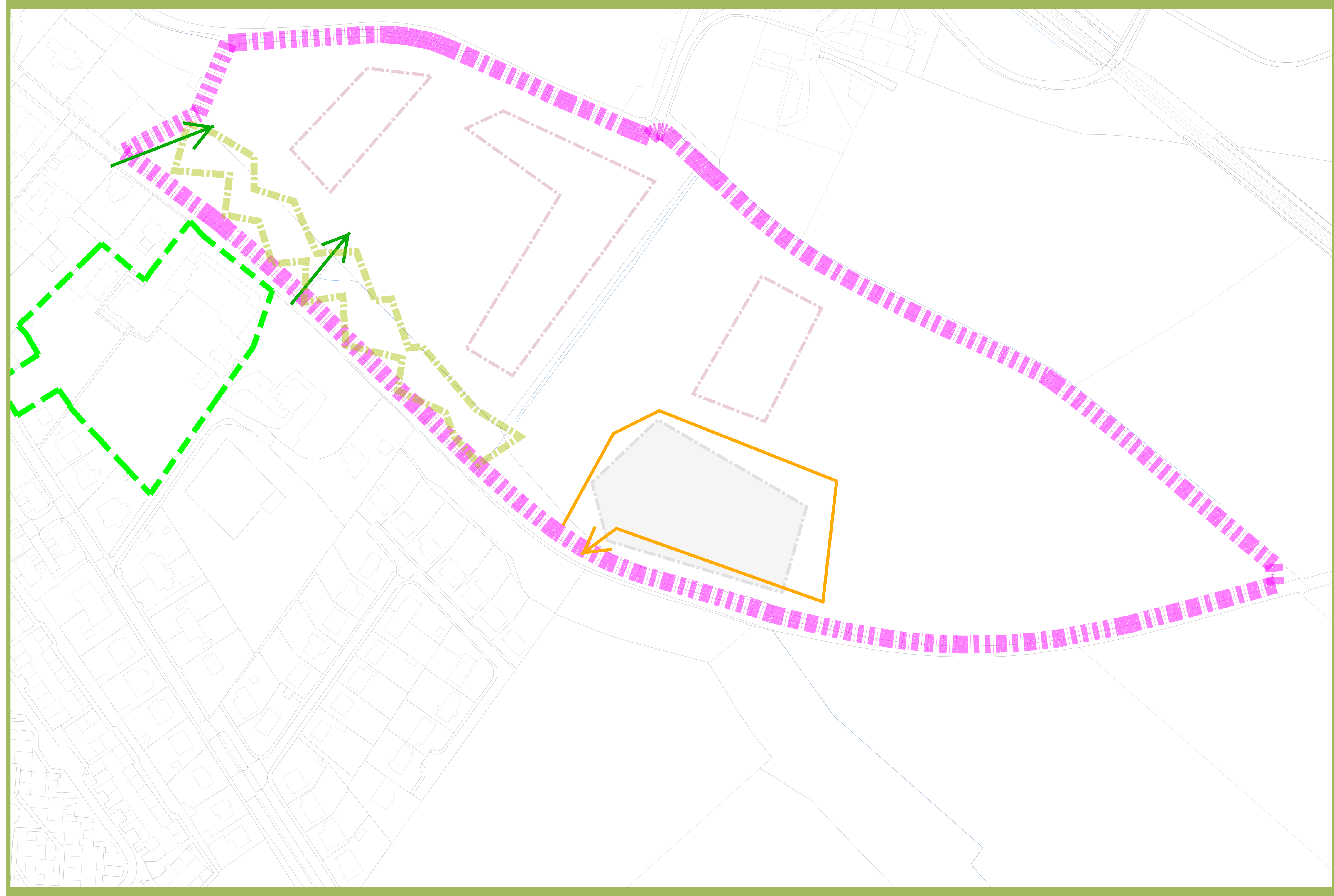
DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT	care and learning	SCALE	varies		
PROJECT	tain site appraisals	DATE	Oct. 2017		
CONTACT	bruce ross	DRAWN BY	BR		
DRAWING TITLE	site by kirksheaf road	CHECKED BY	-		
PURPOSE OF ISSUE	information	PAPER	A1		
DRAWING NUMBER	CAL 15088 [A]	AGENT	SERIES	UNIQUE NO.	REV
		[A]	sketch	xxx	-

potential / considerations

potential

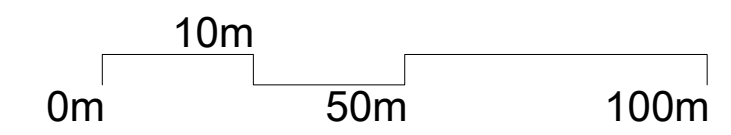
relatively level site allows for flexible campus configuration;
 site has open, undeveloped boundaries;
 proportions allow for vehicle turning on site



Land by Kirksheaf Road
 10.56Ha



DEVELOPMENT AND INFRASTRUCTURE SERVICE

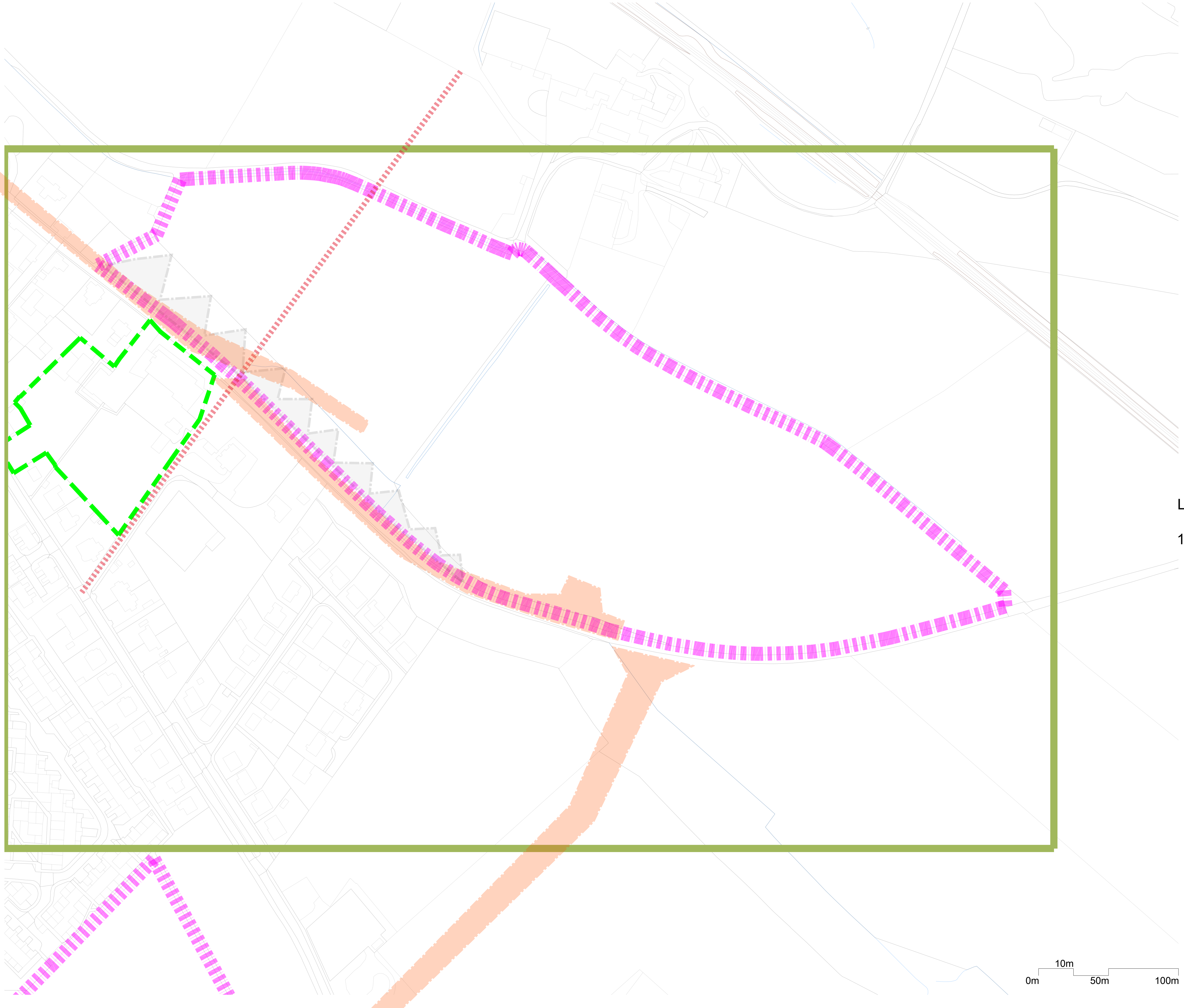


CLIENT	care and learning	SCALE	varies
PROJECT	tain site appraisals	DATE	Oct. 2017
CONTACT	bruce ross	DRAWN BY	BR
DRAWING TITLE	site by kirksheaf road	CHECKED BY	-
PURPOSE OF ISSUE	information	PAPER	A1
DRAWING NUMBER	CAL 15088 [A]	AGENT	sketch
		SERIES	xxx
		UNIQUE NO.	-
		REV	-

potential / considerations

considerations

road infrastructure and pedestrian routes require radical upgrading; significant level change between road network to west and site; utility wayleave across site

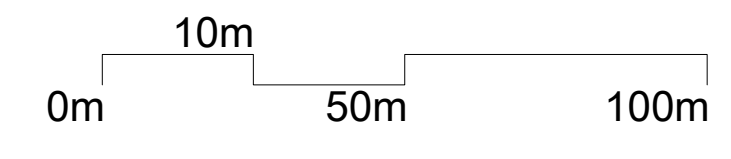


Land by Kirksheaf Road

10.56Ha



DEVELOPMENT AND INFRASTRUCTURE SERVICE



CLIENT	care and learning	SCALE	varies
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CONTACT	bruce ross	DRAWN BY	BR
DRAWING TITLE	site by kirksheaf road	CHECKED BY	-
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DRAWING NUMBER	CAL 15088 [A]	SERIES	sketch
AGENT	[A]	UNIQUE NO.	xxx
REV	-		

	1 Tain RA	2 craighill
current use	school and community use	primary school and (as planning application 11/04479/FUL) 'vacant land'. Presumably of historic agricultural function.
local plan designation	no (new) designation - school	two uses: TN2: site for 170 houses
size	Ha: 6.35	Ha: 10.62
dimensions	polygonal boundary; circa 220m x 340m at maximum extents	polygonal boundary; circa 330m x 440m at maximum extents
boundary elements	N street to NW; light industry to N E residential back gardens to NE; road to E	N back gardens from residential estate - bungalows and chalets E back gardens from residential developments - bungalows and two storey houses
amenities / context	S pedestrian path, houses beyond W residential street, leading to town centre, detached houses beyond; hotel in listed building to SW centre of town development	S existing primary school to southern edge (within boundary), craighill terrace beyond W health centre and care home - served by access road; A9 to the NW corner
vehicular access	existing access from both E and W. existing bus laybay adjacent to road to NW corner.	health centre and care home Access to S of site from craighill terrace; new access road adjacent to health centre and care home (12/01560/FUL) proposed to serve prospective housing development; A9 access would need to conform to new roads guidance - implications for visibility splays, inter-junction spacing (ref. distance from decelerating lane to craighill terrace), ghost island, etc. presumption against junctions with trunk roads. Potential for improvements to be made to craighill junction with A9.
pedestrian access	(steep) ramped access to NW corner, combined access to E, separate pedestrian access to W. Access from bus passengers requires improvements. Opportunity to access site from S.	Active travel plan indicates potential to join up a new N-S core cycle / footway running through site. Access possible from E as above and from S as existing primary SRTS.
topographic range	historical falls in landscape from SW corner to NE from 51 to 39m AOD over 350m diagonal. School development has resulted in a number of terraced plateaus (sports pitches)	site falls, almost consistently, W-E, at approx. 1:20, from circa 62m AOD.
topographic survey	2016	site surveyed previously - 0.5m contours
available utilities		
gas	-	-
electric	existing underground HV cable to N of site; rerouting of cable across site required.	existing connections to school, health centre and care home. Not known what capacity substation adjacent to care home has. Existing substations shown to N and E.
water	mains water serves school from E. WIA made by project engineers. Flow and pressure testing would be required (ref SW letter 2/11/2016).	Mains connection potential to S and N. SW correspondence confirms capacity, on the premise that there is on site storage. 12_01112_FUL-DIA_RESPONSE-346696
drainage	foul sewer connections from existing school to E and W. DIA made by project engineer. SW confirm capacity (ref SW letter 2/11/2016).	Separate foul and surface to N (stagecroft park); combined system to S (craighill terrace); potential connection routes to E. Health centre connects to separate foul drain to S of craighill terrace.
GPR	GPR undertaken of site and bus layby	not known
GI data	trial pits have been undertaken	report completed as part of planning application 07/00797/OUTRC
radon risk	0-1%	0-1%
ecology	report as part of planning submission	not known
planning implications / concerns		SEPA note (13/00161/MSC) that 'conditions requiring the watercourse crossing to be achieved by way of a bridging solution (i.e. traditional style bridge or arched / bottomless culvert) and to ensure that there be no modification (e.g. re alignment, rerouting, culverting) to the watercourse'. Has been suggested that this watercourse drained the site prior to engineering works associated with the A9, and may now be redundant. potential trunk road access would require consultation with transport scotland. condition 5 (13/00161/MSC) requires a programme of archaeological works.

	3 knockbreck rd	greenfield	4 kirksheaf rd	agricultural grazing
current use				
local plan designation	TN5:	designated site sits within TN5 allocation for mixed used development, including 250 houses.	TN3: TN6:	(outwith boundary, but nearby) site for 43 houses (outwith boundary, but nearby) area forms part of the cemetery expansion block, although located beyond the recent expansion. Potential for further expansion into this area is possible.
size	Ha:	9.5	Ha:	red line shown in presentation = 10.56
dimensions		polygonal boundary; circa 550m x 320m at maximum extents; more typically 140m deep		polygonal boundary; circa 650m x 200m at maximum extents
boundary elements	N E S W	access road for housing estate area adjacent to knockbreck road masterplanned (10/02217/PIP) as 'future development by others', with access from designated site (i.e. not off knockbreck road). To SE corner, access road and superstore, with mini roundabout. A9. residential street (Hartfield Gardens)	N E S W	kirksheaf road agricultural land ankerville street residential property
amenities / context vehicular access		asda No existing access to A9, none proposed in masterplan. Existing mini roundabout to E. Transport engineer does not recommend using the W end for any car access - even a drop off dedicated to primary / nursery. Advice is to co-locate parking and drop areas to help relieve burden / reduce risk of reaching capacity		town centre new access required off ankerville street. Work required to upgrade ankerville street access and form new access to site. Reprioritisation of junction with Geanies st.
pedestrian access		potential links to residential streets to N and W.		new DDA pedestrian access would need to be provided to the S boundary and NW corner. Change in level to be managed.
topographic range		10/02217/PIP report suggests land falls from 51.5m to 35.0m AOD from west to east, over circa 550m. Approx. 1:30		relatively flat from circa 8m to 10m. Ankerville road levels area circa 26m at west end.
topographic survey		site surveyed previously - 0.5m contours		
available utilities				
gas		-		-
electric		apparent overhead electrical wayleave (S-N)		overhead electrical cable to north and site (away from site boundary)
water		10/02217/PIP suggests that water pressure in adjacent network is insufficient for the proposed masterplan development and a new connection is required. The nearest connection would be at Hilton Bridge junction of A9. [1.2km].		mains water at W of site, along ankerville street. Mains water connection to steading to N.
drainage		separate foul sewers exist in adjacent residential streets. 10/02217/PIP proposes new connection to E end of Burgage Drive. Site servicing report notes that a pumping station is proposed for supermarket, but that gravity drainage is possible for development to the W of the site.		separate foul and surface water run across site (SW-NE).
GPR		not known		not known
GI data		trial pit and GI study undertaken as part of 10/02217/PIP submission.		C+S recommends further investigation.
radon risk		0-1%		1-3 %
ecology		report as part of planning submission		not known
planning implications / concerns				