

Mixed Use Development Proposal

Newlands of Culloden, Inverness-shire

PRINCIPLES OF SUSTAINABILITY

20 years ago, the development plan (Inverness Local Plan) identified the requirement for long term development at Culloden Moor including "perhaps community, business and residential uses".

Whilst the potential of land east of the railway continued to be recognised in the plan until 2015, there has been no significant development within the last two decades. A site identified for a *community hall/shop* has not been delivered and no other significant land remains allocated or has planning permission for housing.

The site at Newlands of Culloden is outwith the Culloden Muir Conservation Area and development need not impose on the setting of the category A listed railway viaduct. Land east of the railway containing housing, industrial uses, infrastructure and a framework of forestry and trees offer potential for development. Land west of the railway within the Conservation Area is open and exposed farmed and of different character.

Culloden Moor was identified in the 2006 *A96 Growth Corridor Development Framework*. Making provision for future development would contribute to strategic objectives which encourage a balanced, mixed use community with wider housing choice and local facilities, and to a *sustainable future, for an established community*.



business, industry and local jobs



broader housing mix



safeguards from overhead lines



public transport link

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