

# Mixed Use Development Proposal

## Newlands of Culloden, Inverness-shire

### SITE APPRAISAL

Against a strong forest edge, development of the site could be visually contained and integrated within its setting. The following factors would inform the layout of development and placement of activities:

- a sheltered south-facing slope with an open outlook over the River Nairn and restoration of the wooded glade and related habitat that runs alongside the burn to the west;
- a 40m-wide buffer maintaining the 132kv line free from development and potential removal of the shelter belt at the B9006 frontage for solar gain;
- access from the B9006 with traffic management and public safety measures and proximity of the WWTW some 250m west of the site;
- established building lines and adjoining uses notably the amenity of existing neighbouring houses.

The proposal should be informed by a:

- *Transport Statement* addressing access, parking, pedestrian and cyclist movements;
- *Tree Survey and Habitats/Species Survey and Archaeology* addressing the potential to retain and manage local ecological and heritage features;
- *Services Plan* addressing the capacity of existing infrastructure, including the treatment works and surface water drainage; and a
- *Landscape Impact Assessment* addressing the fit of development with its surroundings including the category A listed railway viaduct and views north-east over the River Nairn.



mature shelter belt and development site in foreground

Ms L MacLennan  
& Mr G MacLennan



KIRKWOOD BUSINESS PARK, SAUCHEN,  
INVERURIE, ABERDEENSHIRE, AB51 7LE

T 01330 833695 F 01330 833625  
info@kirkwood-homes.com www.kirkwoodhomes.co.uk

G H JOHNSTON BUILDING  
CONSULTANTS LTD

planning & architecture  
WILLOW HOUSE  
STONEFIELD BUSINESS PARK  
INVERNESS  
IV2 7PA

Tel : (01463) 237229  
Email : admin@ghjohnston.co.uk

