

Mixed Use Development Proposal

Newlands of Culloden, Inverness-shire

TOWARDS A MASTERPLAN

A masterplan for the site could be based on:

- phased development of land for approximately 80 houses including 25% affordable homes set within a framework of streets and spaces, compatible densities and a profile orientated towards the B9006 frontage;
- a focal point in the form of a "village green" enclosed by buildings and parking including eg. a local shop, tearoom, business unit, community hall and bus-layby/shelter;
- a small-scale market garden with self-catering eco-type pods together with a kick-pitch on open ground;
- a lattice of tree planting, surface water attenuation, archaeological interpretation and an orbital footpath route with viewpoints; and
- traffic management, including a village "gateway", speed restrictions and pedestrian crossing points on the B9006.



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