

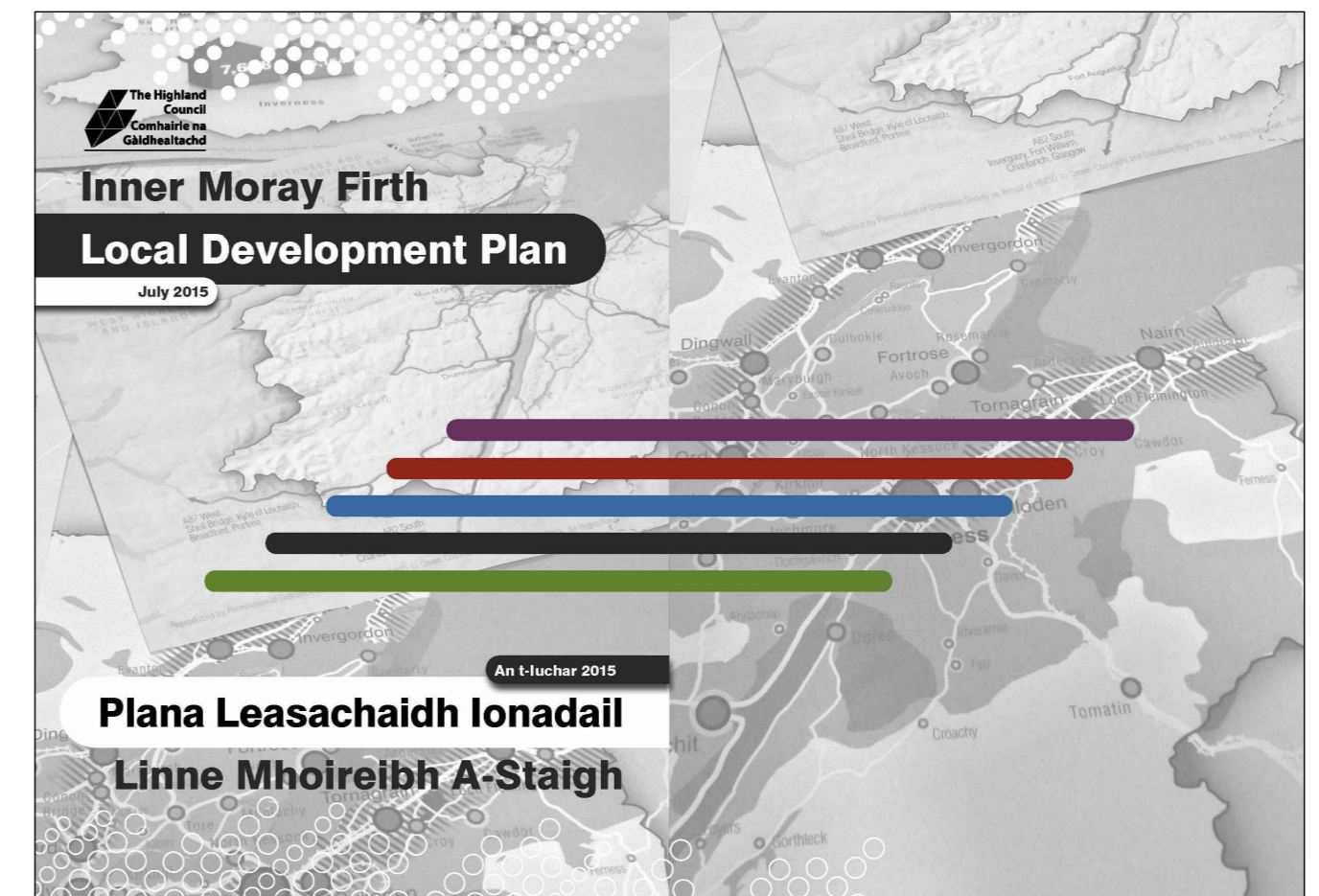
# Mixed Use Development Proposal

## Newlands of Culloden, Inverness-shire

### LOCAL DEVELOPMENT PLAN : POLICY

#### INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN - POLICY 3 OTHER SETTLEMENTS

Development within or adjoining settlements ... must address the relevant criteria listed below to be supported. Proposals will be assessed against the extent to which they:



- are located within active travel range of at least one community/commercial facility and the proposal is likely to help sustain that facility;
- are similar in terms of its spacing, scale and density to development within or adjoining that existing settlement, including consideration of and respect for whether the local facility serves a wider dispersed rural settlement or concentrated village;
- may harm the character and social balance of that community or may regenerate a community that is losing facilities, services and/or its permanently resident population. In this case proposals will be assessed as to whether the number and capacity of permissions granted within that settlement over the five-year period prior to the proposal being determined suggest that these changes may occur;
- can utilise spare, existing capacity in the infrastructure network (education, roads, other transport, water, sewerage etc.) within or close to that settlement or new/improved infrastructure could be provided in a cost-efficient manner;
- avoid a net loss of amenity / recreational areas significant to the wider local community; and
- would result in an adverse impact on any other locally important heritage feature (which may include a war memorial, burial ground, important public viewpoint/vista or open space)...

.... policy will ... apply to settlements acquiring a new facility. We will expect developers proposing a new facility as part of a wider development scheme to demonstrate the facility's future viability and to guarantee its completion by legal agreement

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