

Statement of Reasons

Allanmore-Pitkerrald Development Brief

Introduction

This paper sets out the reasons for The Highland Council not carrying out an SEA on the Allanmore-Pitkerrald Development Brief. This paper should be read in conjunction with the determination notice for the aforementioned document.

Determination

It has been determined by the Highland Council, following advice from the Strategic Environmental Assessment Consultation Authorities (SEPA, SHN and Historic Scotland) that a Strategic Environmental Assessment is not required for the Allanmore-Pitkerrald Development Brief. The individual consultation authorities responses to the SEA screening, the screening report itself and the determination notice can be viewed online at <http://www.highland.gov.uk>.

Statement of Reasons

This section sets out why the Council has determined that the Allanmore-Pitkerrald Development Brief will not be subject to a strategic environmental assessment. The reasons are collated from information gathered during the screening process for the strategic environmental assessment and the responses to the screening from the consultation authorities.

The reasons for not carrying out a full SEA can be summarised as follows;

- The environmental problems which may be associated with the Allanmore-Pitkerrald development brief can be mitigated. In addition the development brief can be adjusted to avoid potential natural environment issues especially those surrounding the habitats of and any protected species that may be effected by the proposals. The main issue identified by SEPA was water management and flood risk. SEPA agree with the Council that any problems associated with water may be avoided by not developing the identified flood plains.
- The design brief will set out that any future development should be sympathetic to the historic environment namely the setting of Craig Mony and the listed buildings on the site.

The Council will continue to have communication with SEPA, SNH and Historic Scotland in order to ensure that any possible environmental issue may be mitigated.

All comments made by the consultation authorities will be taken into consideration in the production of the final document in addition to the comments made by members of the public during the public consultation which ran for 10 weeks from June 6th 2008 up until 15th August 2008.

The Council will now progress with the production of the Allanmore-Pitkerrald Development Brief with the assistance of the community of Drumnadrochit and the Glenurquhart Community Council.