

Determination Notice and Statement of Reasons

Inverness City Centre Development Brief

Introduction

This paper sets out the reasons for The Highland Council not carrying out an SEA on the Inverness City Centre 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 Inverness City Centre 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 Inverness City Centre 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 proposed development brief will not create a new policy framework but work within the allocations and framework set by the Inverness Local Plan (2006), the Proposed Highland wide Local Development Plan (2010) and the emerging Inner Moray Firth Local Development Plan.
- The proposed development brief is not considered to influence any current plans as it will be applied only to individual planning applications within Inverness City Centre as defined by the Inverness Local Plan (2006). However, the supplementary guidance may have an influence on the production of future local plans.
- The environmental problems which may be associated with development in the City Centre are unlikely to have significant adverse environmental affects.

All comments made by the consultation authorities will be taken into consideration in the production of the final document.

The Council will now progress with the production of the Inverness City Centre Development Brief following a public consultation from late 2011.