

Statement of Reasons

Supplementary Planning Guidance: Access to Small Scale Rural Developments

Introduction

This paper sets out the reasons for The Highland Council not carrying out an SEA on the Supplementary Planning Guidance: Access to Small Scale Rural Developments. 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 Supplementary Planning Guidance: Access to Small Scale Rural Developments. 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 Supplementary Planning Guidance: Access to Small Scale Rural Developments 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 Supplementary Planning Guidance will not create a new policy framework but work within the current West Highland and Islands Local Plan until the supplementary guidance can be brought forward under the new highland wide development plan and any subsidiary plans.
- The supplementary guidance is not considered to influence any current plans as it will be applied only to individual planning applications for small scale rural development accessed from the single track road network in accordance with relevant policies contained within the development plan. However, the supplementary guidance may have an influence on the production of future local plans.
- The environmental problems which may be associated with the access to small scale rural developments can be mitigated. In addition the proposed planning conditions can be adjusted to avoid any potentially damaging environmental issues.

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 Supplementary Planning Guidance: Access to Small Scale Rural Developments following the relevant public consultation period.