

# Statement of Reasons

## Developer Contributions Supplementary Guidance

### Introduction

This paper sets out the reasons for The Highland Council not carrying out a Strategic Environmental Assessment (SEA) on the Rural Housing Supplementary Guidance (RHSG). This supplementary guidance replaces the existing Housing in the Countryside and Siting and Design Supplementary Guidance (HiCSDSG) (adopted March 2013) and will form part of the Council's statutory development plan. 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, SNH and Historic Environment Scotland) that a Strategic Environmental Assessment is not required for DCSG. The individual consultation authorities responses to the SEA screening, the screening report itself and the determination notice can be viewed online at [https://www.highland.gov.uk/directory\\_record/683410/housing\\_in\\_the\\_countryside](https://www.highland.gov.uk/directory_record/683410/housing_in_the_countryside)

### Statement of Reasons

This section sets out why the Council has determined that the RHSG 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;

- all Consultation Authorities consider that the proposed development brief is **unlikely** to have significant environmental effects.
- The proposed SG will not create a new policy framework but provide an interpretation of Policy 35 Housing in the Countryside Hinterland Areas and Policy 36 Development in the Wider Countryside of the Highland-wide Local Development Plan.
- The supplementary guidance is not considered to influence any current plans as it will be applied only to individual planning applications where they are for housing development in specified countryside areas.

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 DCSG following a public consultation from early 2020.

January 2020