

Statement of Reasons

Housing in the Countryside and Siting and Design Guidance: Interim Supplementary Guidance

Introduction

This paper sets out the reasons for The Highland Council not carrying out a SEA on the Housing in the Countryside and Siting and Design Guidance: Interim Supplementary Guidance. 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 Houses in Multiple Occupation: Interim Supplementary Guidance. 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 Housing in the Countryside and Siting and Design Guidance: Interim Supplementary Guidance 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 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 for the development of housing in countryside areas 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 issues which may be associated with the development of new houses in rural locations while not likely to be significant can be mitigated.
- Avoid incremental expansion of one particular development type within a landscape whose distinct character relies on an intrinsic mix/distribution of a range of characteristics.

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

The Council progressed with the production of the Housing in the Countryside and Siting and Design : Interim Supplementary Guidance following a public consultation from 24 September to 3 December 2010.