

# Statement of Reasons

## Houses in Multiple Occupation: Supplementary Guidance

### Introduction

This paper sets out the reasons for The Highland Council not carrying out an SEA on the Houses in Multiple Occupation: 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: 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 Houses in Multiple Occupation: 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 33 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 of Change of Use to House in Multiple Occupancy 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 houses in multiple occupation while not likely to be significant they can be mitigated.

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 Houses in Multiple Occupation: Supplementary Guidance following a public consultation from November 2012.