



## **General Policy Response for Planning Consultations**

The Crofting Commission seeks to promote and protect the sustainability of crofting. When considering the relative costs and benefits of development on croft land, the Commission's key concerns are that:

- The siting of the development does not unreasonably restrict the flexibility to cultivate and move stock on the remaining croft land.
- The siting of the development does not unreasonably restrict access to the remaining croft land and that a minimum of 4m access to all residual area is maintained.
- The siting of the development avoids the better quality soils of the croft.
- The development does not have a detrimental impact on the area of land available for agricultural activity and therefore on the agricultural viability of the croft.

The Crofting Commission will consider the proposals in detail at the decrofting stage and reserves the right to review the extent to which these issues have been taken into account at the planning stage. In addition it will consider the following issues:

1. The effect of the purpose on the sustainability in the locality of the croft on:-
  - Crofting;
  - The Crofting Community;
  - The landscape;
  - The environment.
2. The effect of the purpose on the social and cultural benefits associated with crofting.
3. In addition, where the purpose relates to a development of the croft for which planning permission has been obtained the Commission may, notwithstanding the existence of planning permission, take into account the effect the proposed development would have on the:-
  - Croft;
  - Estate; and
  - Crofting Community in the locality of the croft.