
Appendix 5 Planning Baseline

PLANNING CONTEXT

Tiree is located within the Argyll and Bute Local Authority Area and is therefore covered by the Argyll and Bute Structure Plan (2002) and the Argyll and Bute Local Plan (2009).

A Local Development Plan (LDP) which will replace the existing Argyll and Bute Council Local Plan is currently being produced and is due to be adopted mid 2013.

Any development proposed within the Argyll and Bute Local Authority region will be to be assessed against the appropriate planning policies of both, the Structure and Local Plans, as well as all relevant national planning policy and supplementary guidance including those of the National Park where appropriate. National Planning Framework 2 (2009) and the new consolidated Scottish Planning Policy (2010) provide national planning guidance in Scotland.

The recently published Blue Seas Green Energy – Sectoral Marine Plan for Offshore Wind Energy in Scottish Territorial Waters (2011) is also particularly relevant to the proposed Argyll Array as it represents the first spatial planning guidance for marine developments.

Given the scale and nature of the proposed development the consenting process is complex due to the differing off and on-shore aspects of the proposal. Consent for the offshore aspects of the development will be sought first. The appropriate consents and licenses will be applied for to the Scottish Government, whereas SPR will apply to Argyll and Bute Council for any onshore infrastructure such as O&M facilities which require planning permission.

CONSENT PROCESS

The procedure for gaining planning permission for offshore renewables has changed since the enactment of the Marine (Scotland) Act 2010 and the UK Marine and Coastal Access Act 2009. The recent shift in focus towards the offshore energy potential around the Scottish Coastline has led to the requirement for up to date and concise marine guidance. Scottish Power Renewables (SPR) require the following licenses and consents in order to construct and operate the proposed Argyll Array:

Offshore – from Scottish Ministers

- A Marine License under Section 16 of the Marine (Scotland) Act 2010,
- Consent under Section 36 of the Electricity Act 1989 from the Scottish Government (Energy Consents Unit) for the construction and operation of an offshore windfarm.
- SPR will also be required to submit an Environmental Statement under the Electricity Works (Environmental Impact Assessment) Regulations 2000. The Environmental Statement should include all potential effects the proposal may have on protected sites, in particular sites designated under EU and UK legislation including the Conservation (Natural Habitats) Regulations 1994 and the RAMSAR Convention of Wetlands of International Importance (1971).
- A 'decommissioning plan' will also be required under the Energy Act 2004

Onshore – from Argyll and Bute Council

- Planning permission under Section 57 (2) of the Town and Country Planning (Scotland) Act 1997 with regard to any onshore infrastructure.
- Depending on the nature and scale of onshore built development, an EIA under The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 may be required in addition to a Habitats Regulation Assessment under the Conservation (Natural Habitats) Regulations 1994.

The Blue Sea Green Energy – Sectoral Marine Plan for Offshore Wind Energy in Scottish Territorial Waters (2011) highlights the importance of effective engagement with communities at project level, an example of which is undertaking a scenario / masterplanning approach as a way of informing future

decisions with regard to onshore aspects of a proposal and positive engagement with communities in order to discuss options and seek public acceptability.

EXISTING LAND USE ALLOCATIONS - ARGYLL AND BUTE LOCAL PLAN, 2009

Industry / Business

Depending on which of the 4 potential O & M scenarios is chosen; a level of onshore infrastructure may be required on the island. At present there are 2 areas on the island that support a level of industrial / business land uses. Both are identified within the Argyll and Bute Local Plan as being 'areas for action' and could potentially hold further development.

SITE	LOCATION	USE
AFA 7/2	Crossapol / Airport	Business and industry - Local; redevelopment for residential, business, commercial and environmental enhancement.
AFA 7/1	Scarinish Pierhead	Local; business development and environmental enhancement.

Other than these two identified areas, there are very few areas on the island that have the capacity to accommodate substantial new industrial development, e.g. areas of brownfield land / land which does not protected by a statutory designation.

Housing

The only formal housing allocation on the island is located close to the ferry terminal at Scarinish – Pier road (H-AL 7/1). The site had an initial capacity for 20 units but 28 houses have been completed with 14 for social rent. At present there are no other housing land allocations on the island. Due to the scale and layout of the existing settlements on the island, integrating any level on new housing would have to be done sensitively and in style with existing housing where possible to reduce any negative impacts.

Potential Development Areas

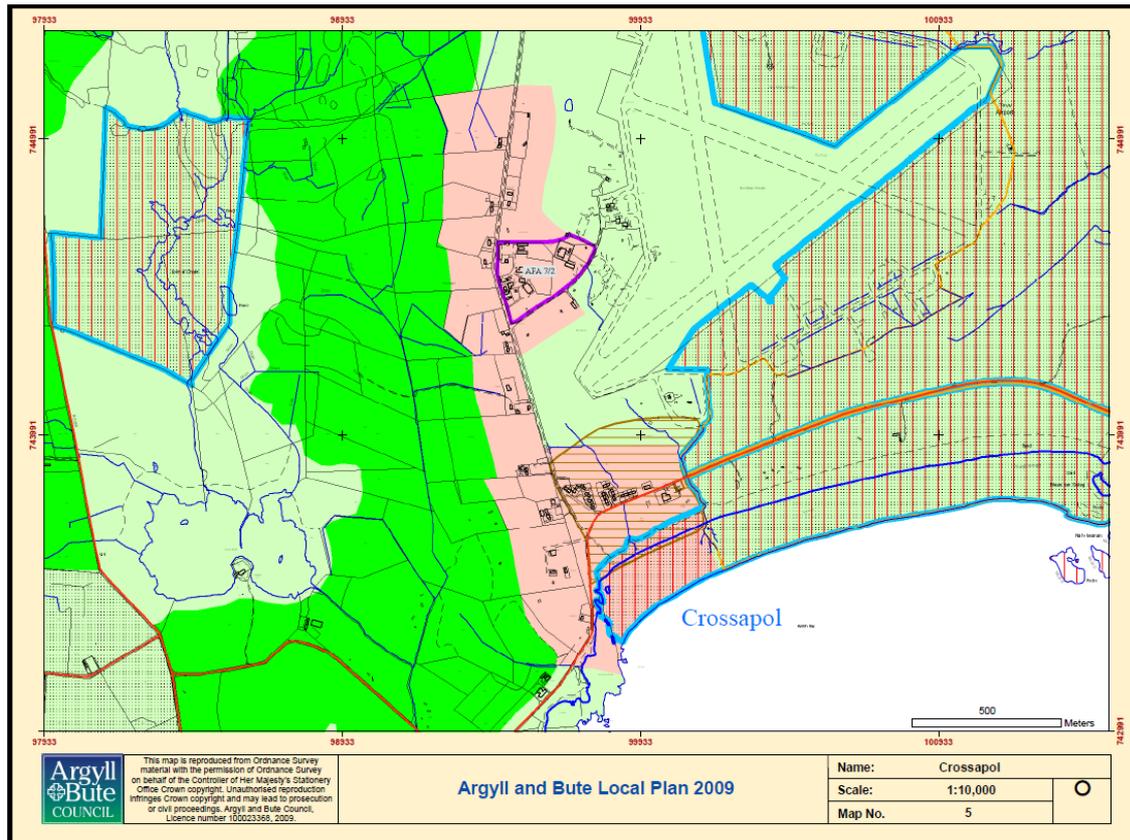
Within the Local Plan, a number of Potential Development Areas (PDA) have been identified. Although these areas do not form part of the development land provision, they may contribute towards land for additional housing supply or development land. There is one PDA on Tiree, PDA 7/2, located at Scarinish adjacent to the land allocated for housing.

FUTURE LAND USE ALLOCATIONS - ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN, 2013

As discussed above, the current Local Plan and Structure Plan are currently being replaced by a single Local Development Plan scheduled to be adopted mid 2013.

The first formal stage of the new plan has been completed with the publication of the Main Issues Report on the 13th of May 2011 and subsequent public consultation. As part of the LDP Consultation an open day was held on Tiree on the 16th of June for local residents to attend. It is intended to publish a proposed Local Development Plan for Argyll and Bute in August 2012 and adopt the new plan by the middle of 2013. In addition to issue including access to affordable housing and adequate infrastructure to service development needs, the potential Argyll Array off-shore wind farm is the biggest development issue facing the island.

The LDP will be required to recognise potential land use requirements for onshore development associated with the potential Argyll Array including industrial land use zoning, housing allocations, infrastructure including harbour/breakwater etc.



Extracts from Argyll and Bute Local Plan, 2009 – Crossapol and Scarinish with existing Housing Allocation and Areas for Action (AFA)

