

## **APPENDIX A**

### **Area Capacity Evaluation – Pursuant to planning application 15/03260/PP – Erection of beach hut for Blackhouse Watersports (retrospective), Land north- east of Braehead, Balevullin Beach, Balevullin, Isle of Tiree**

#### **A. Purpose and Requirement for the ACE**

The proposed beach hut is located on an open and undeveloped beach within the 'Countryside Zone' as defined in the Argyll and Bute Local Development Plan 2015 wherein the provisions of policy LDP DM 1 would ordinarily only encourage 'small scale' development on the basis of an appropriate infill, rounding off, redevelopment and change of use of existing buildings. However, in exceptional cases, development in the open countryside may be supported on appropriate sites as an 'exceptional case', based on an overriding operational/locational need and underpinned by a supporting Area Capacity Evaluation (ACE).

Whilst it is not considered that any 'exceptional case' has been demonstrated in accordance with the relevant provisions of the Local Development Plan, this ACE assessment has been undertaken in accordance with supplementary guidance SG LDP ACE 1 in order to form the basis of a critique by Members. The aim of the ACE process is simply to comprehensively and methodically assess the capacity of the landscape to successfully absorb the proposed development.

#### **B. Area of Common Landscape Character / ACE Compartment**

Having regard to SNH's 'Landscape Assessment of Argyll and the Firth of Clyde' (1996), the proposed development site is located within the limited LCT 25 'Sand Dunes and Machair' landscape type which is limited to the coastal fringes of Tiree and is also present at the southern end of Coll, at the coastal margins of Islay and in smaller pockets on Colonsay and along the west coast of southern Kintyre.

The ACE Compartment is defined by the public road on the western boundary where the land transitions from an area of gently undulating machair to an area of built development and managed croft land rising westwards; the southern boundary is defined by the public road where the land transitions from gently undulating machair to managed croft land; the eastern boundary is defined where the land transitions from rocky machair to an area of flat machair and the northern boundary is defined by the sea.

### **C. Key Environmental Features – Constraints & Opportunities**

The SNH landscape character type assessment states that, “This is a particularly sensitive landscape in visual terms since any development would be prominent in the long coastal views. Tall features would be particularly intrusive and there is very little scope to accommodate development.” The SNH landscape character type assessment also states that all built development is likely to be prominent and the careful siting and massing of buildings will be a crucial consideration to ensure that their visual impact is minimised.

Within the compartment itself there are 5 distinct key environmental features. These are:

1. The natural public sandy beach
2. Sand dunes
3. An area of rocky machair in the eastern half of the compartment
4. An area of gently undulating machair in the western half of the compartment
5. A small area of developed land to the west of the compartment.

Key Environmental Features 1-4 are considered unique and special habitats and landscape characteristics which should be carefully conserved and within which there is very little scope to accommodate development.

Development opportunities within the ACE compartment are limited given the open, natural and exposed topography. However, within the western area of the ACE compartment there is a small linear pattern of loose croft style development which aligns with the Abhainn Bhan watercourse and which is bound by a small track. This key environmental feature may present an opportunity for a suitable site for incorporating a croft style outbuilding which could be integrated with the existing buildings.

### **D. Visual / Landscape Impact**

The proposed development is a small, single storey timber hut which is finished in natural recessive colours and is located at the back of the beach within its south western margins. It is sited hard against a substantially elevated dune field to the rear such that it is concealed from view on the public approach to the beach, becoming evident only when the dunes are traversed from the adjoining car park, such that the development is largely contained within the beach with only limited visual impact outwith the beach itself.

However, although the development is small scale in nature and constructed in a manner and using materials which are sympathetic to the locality, its very presence on an otherwise undeveloped beach poses a serious issue, as its open and

unspoiled character forms a vital part of the area's local distinctiveness. Tiree's undisturbed beaches form a highly vulnerable 'wilderness fringe' between the land and the sea and one which should be afforded robust protection against artificial change; particularly against development in or adjacent to those areas of 'natural foreshore'.

The proposed development is sited upon an otherwise undeveloped and unspoiled beach which forms an integral and important part of the associated coastal zone; the distinctive character and quality of this vulnerable coastal location and the sense of openness and isolation which forms an intrinsic and valuable part of the 'Tiree beach experience'.

It is considered that the proposed development will partially erode these unique key landscape qualities through the introduction of a man-made structure to one of Tiree's wild beaches, and potentially set an undesirable precedent for other beach development, either on Balevullin Beach or on other similar unspoiled beaches on Tiree. Whilst it is recognised that beyond their intrinsic qualities, beaches can also provide a valued recreation/tourism asset, the exploitation of this resource should not be in a manner which diminishes their fundamental qualities, otherwise sustainable economic development is not attained.

The only possible opportunity to successfully accommodate the development within the ACE compartment is within the linear pattern of development on the western edge as discussed in Section C above.

### FIELD SHEET 1A Landscape Components and Key Environmental Features

<b>Location</b>	Land north-east of Braehead, Balevullin Beach, Balevullin, Isle of Tiree
<b>ACE title/ref.</b>	15/03260/PP
<b>Date</b>	23/12/16

#### Visible, physical components of landform, its features and characteristics

High Plateau	Peak	Knoll ridge	Spur/crags	Outcrops
Corrie/gully	Low plateau	Distinct hills	Rolling hills/slopes	Glen valley
Gorge	Bench/terrace	Flats	Wide basin	Confined basin
Den	Hollows	Plain	Mounds/moraines	Cliff
Coastal brae	Bay	Headland	Beach	Intertidal

#### Notes:

#### Land cover and land use –water

Sea	Sea loch	Intertidal	Mud/sand	Delta
Estuary	Loch	Lochans	Pools	River
Whitewater	Burn	Drain/ditch	Canal	Waterfall
Reservoir				

Notes: The ACE compartment falls partly within the intertidal water environment.

#### Land cover and land use – forestry, woodland and trees

Coniferous plantation	Mixed plantation	Broadleaved plantation	Semi-natural woodland	
Tree clumps/copses	Shelterbelts/tree lines	Roadside tree belts	Policy/parkland trees	
Hedgerow trees	Notable single trees			

Notes: N/A.

### Land cover and land use – agriculture

Arable	Horticulture	Intensive livestock	Ley grassland	
Permanent pasture	Unimproved grassland	Rough hill grazing	Moorland	
<b>Animals:</b>	Cattle	Sheep	Pigs	
	Poultry	Horses	Deer	

#### Notes:

### Land cover and land use – fields and boundaries

Stone dykes	Dykes with fencing	Remnant dykes	Continuous hedgerows	
Hedgerows with gaps	Remnant hedgerows	Lost hedgerows	Post and wire fencing	
Post and rail fencing	High stone walls	Stone pillars	Wooden/metal gates	
Beech hedges	Hawthorn hedges			
<b>Field size:</b>	Very large	Large	Medium	Small
Maps/Aerial photos showing proposed ACE boundary	See attached.			

## FIELD SHEET 1B Landscape Components and Key Environmental Features

<b>Location</b>	Land north-east of Braehead, Balevullin Beach, Balevullin, Isle of Tiree Oban
<b>ACE title/ref.</b>	15/03260/PP
<b>Date</b>	22/12/16

### Land cover and land use – other uses

Country park	Urban park	Nature reserve	Car parks	Sports field
Golf course	Angling	Camping site	Caravan site	Marine/boats
Dock/harbour	Military	Open cast coal	Sand and gravel	Hard rock industrial
Industrial	Warehousing	Airfield	Retail	Utilities

#### Notes:

### Land cover and land use –settlements

Nucleated	Scattered	Linear	Unplanned	Model/planned
Traditional	Modern	Mixed	Frequent	Infrequent
	Town	Village/township	Hamlet	Sprawling
<b>Steadings:</b>	Regular	Irregular	Absent	Frequent
	Infrequent	Small	Medium	Large
	Traditional	Modified	Extended	Converted

#### Notes:..

### Dominant Building Materials

Stone colour	Brick colour	Render/colourwash		
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Tile roof colour	Slate roof colour	Stone roof colour		
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Notes:

#### Linear Features

Motorway	Main road	B roads	Minor roads	Tracks
Road Nos/Name				
Core paths/LDR/ROW	Drove roads	Hill tracks	Derelict/operational railway	
Embankments	Cuttings	Power lines	High voltage	Low voltage
Rivers/watercourses	Overhead telephone	Pipelines	Coast/shoreline	

Notes:

#### Single point features

Church	Castle	Ruin	Folly/obelisk	Wind turbine
SAM/Unlisted mons	Bridge	Large house	Steadings	Signs
Mast/transmitter	Industrial site	Waste disposal site	Quarry/mine	Quarry buildings

Notes: N/A – There are no single point features within the ACE compartment

### FIELD SHEET 2: Describe Experience of the Landscape & Sense Of Place

Location	Land north-east of Braehead, Balevullin Beach, Balevullin, Isle of Tiree
ACE title/ref.	15/03260/PP
Date	22/12/16

#### Components of landscape experience – visible/spatial characteristics

SCALE	Intimate	Small	Large	Vast
OPENNESS	Tightly enclosed	Confined	Open	Exposed
COLOUR	Monochrome	Muted	Colourful	Garish
TEXTURE		Varied texture	Rough	Craggy
DIVERSITY		Simple	Diverse	Complex
FORM	Vertical	Sloping	Rolling	Flat/horizontal
LINE	Straight	Angular	Curved	Sinuous
BALANCE	Harmonious	Balanced	Discordant	Chaotic
MOVEMENT	Dead	Calm	Active	Busy
PATTERN	Random indistinct	Organised irregular	Planned regular	Formal geometric
MANAGEMENT	(Semi) natural	Derelict/disturbed	Tended	Manicured

#### Components of landscape experience – other senses

SOUND	Silent	Quiet	Disturbed	Noisy
SMELL	Fresh	Agricultural	Coastal	Industrial
OTHER	Tranquil	Unspoilt	Meditative	

Notes:

### FIELD SHEET 3: Predict and Assess Visual Impact

<b>Location</b>	<b>Land north-east of Braehead, Balevullin Beach, Balevullin, Isle of Tiree</b>
<b>ACE title/ref.</b>	<b>15/03260/PP</b>
<b>Date</b>	<b>22/12/16</b>

**Visible, physical components of landform, its features and characteristics**

The proposed development comprises a small timber shed building sited within an open and uniform area of beach characterised and defined by its unspoilt nature, its isolation and its tranquillity.

<b>Visual receptors</b>	<b>Sensitivity of viewpoint</b>	<b>Impact: eg. visual intrusion/obstruction</b>	<b>Magnitude of impacts</b>
Trunk roads and motorways	None – The ACE compartment is not experienced from these receptor types	None – The ACE compartment is not experienced from these receptor types	None – The ACE compartment is not experienced from these receptor types
A and B roads	None – The ACE compartment is not experienced from these receptor types	None – The ACE compartment is not experienced from these receptor types	None – The ACE compartment is not experienced from these receptor types
Minor roads	High/Medium/Low	There is an access track adjacent to the ACE compartment	Major/Moderate/Low/Negligible
Rights of way/paths/core paths	High/Medium/Low	The hut is situated in an area of informal public open space (a beach)	Major/Moderate/Low/Negligible
Important viewpoints	High/Medium/Low	The beach and its margins is considered an important public viewpoint	Major/Moderate/Low/Negligible
Railways	None – The ACE compartment is not experienced from these receptor types	None – The ACE compartment is not experienced from these receptor types	None – The ACE compartment is not experienced from these receptor types
Open space and recreation areas	High/Medium/Low	The beach is an important area of public open space and recreation. The proposed development is highly prominent and intrusive within it	Major/Moderate/Low/Negligible
Public buildings	None – The ACE compartment is not experienced from these receptor types	None – The ACE compartment is not experienced from these receptor types	None – The ACE compartment is not experienced from these receptor types
Residential properties	High/Medium/Low	The hut is not visible from residential properties within the ACE compartment	None – The hut is not visible from residential properties within the ACE compartment
Workplaces	None – The ACE compartment is not	None – The ACE compartment is not	None – The ACE compartment is not

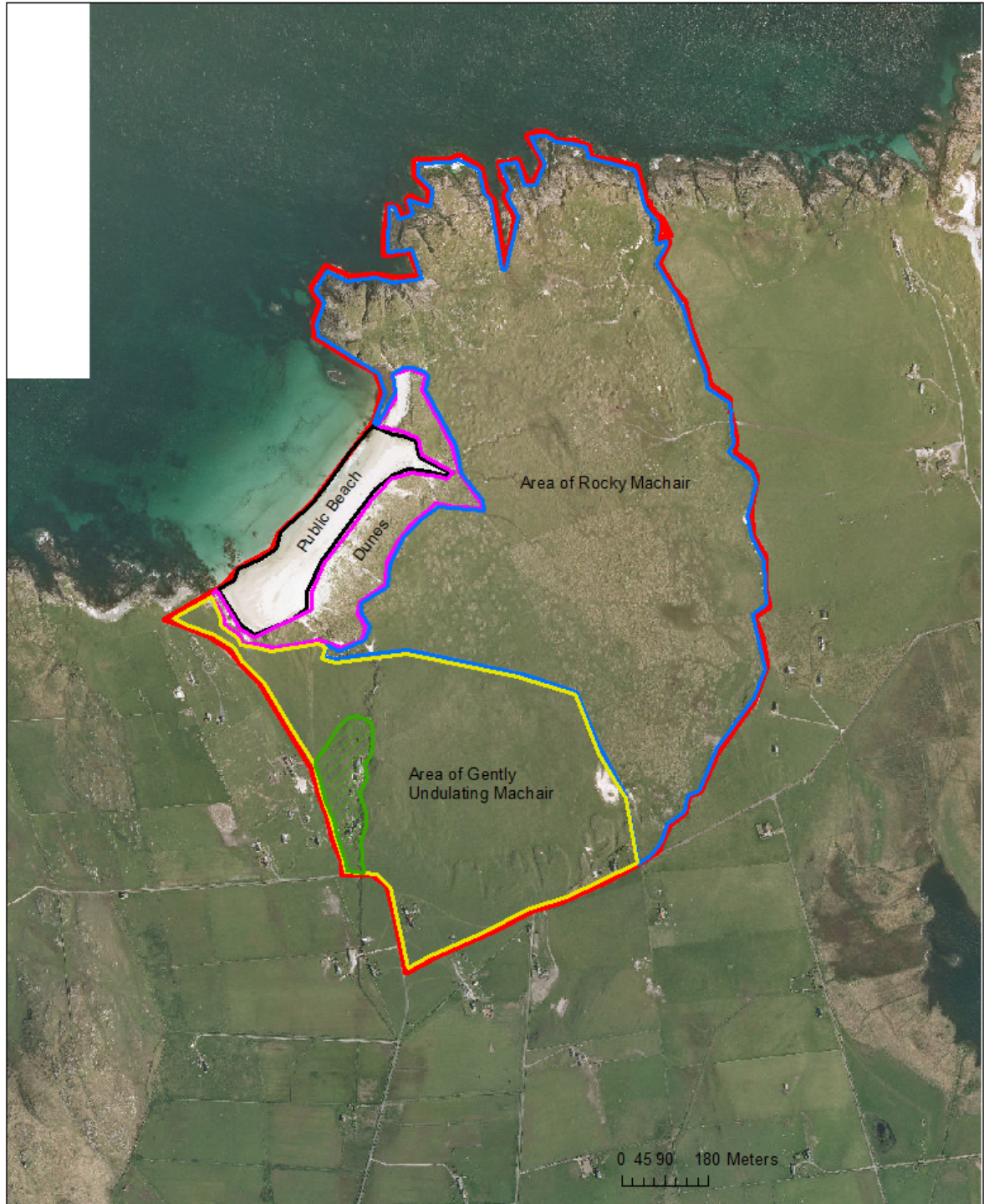
	experienced from these receptor types	experienced from these receptor types	experienced from these receptor types
<b>Notes:</b>			

**FIELD SHEET 4: Predict and Assess Landscape Impact**

<b>Location</b>	Land north-east of Braehead, Balevullin Beach, Balevullin, Isle of Tiree		
<b>ACE title/ref.</b>	15/03260/PP		
<b>Date</b>	22/12/16		
<b>Landscape receptors What will be affected?</b>	<b>Sensitivity How important is it</b>	<b>Impact What will the effect be?</b>	<b>Magnitude of impact</b>
Landform	High/Medium/Low	The proposed development will introduce a strident and alien built feature within a natural and 'unspoilt' landscape	Major/Moderate/Low/Negligible
Water	High/Medium/Low	The proposed development will introduce a strident and alien built feature within a natural and 'unspoilt' landscape located at the edge of the sea and within the vulnerable coastal margins	Major/Moderate/Low/Negligible
Woodland and trees	High/Medium/Low/ None	The proposal will have no impact on existing woodland and trees	Major/Moderate/Low/Negligible/None
Agriculture	High/Medium/Low/		Major/Moderate/Low/Negligible/
Fields and boundaries	High/Medium/Low/		Major/Moderate/Low/Negligible/
Other land uses	High/Medium/Low	The proposed development will introduce a strident and alien built feature within a natural and 'unspoilt' beach landscape	Major/Moderate/Low/Negligible
Settlement pattern	High/Medium/Low/	The hut is not visible from residential properties within the ACE compartment	Major/Moderate/Low/Negligible/None
Linear features	High/Medium/Low	The proposed development will	Major/Moderate/Low/Negligible



		introduce a strident and alien built feature within a natural and 'unspoilt' linear coastal landscape	
Point features	High/Medium/Low/ None		Major/Moderate/Low/ Negligible/None
<b>Aspects of landscape experience</b>			
Colour	High/Medium/Low	The landscape consists of muted, natural colours and the proposed development will complement these provided any associated advertisements and/or flags etc can be controlled.	Major/Moderate/Low/ Negligible
Texture	High/Medium/Low	. The insertion of a building within the beach would have a major impact.	Major/Moderate/Low/ Negligible
Pattern etc.	High/Medium/Low	The insertion of a building within the beach such an environment would have a major impact.	Major/Moderate/Low/ Negligible



**Area Capacity Evaluation - 15/03260/PP  
Balevullin Beach**

- Area of Undulating Machair
- Area of Rocky Machair
- Public Beach
- Dunes
- ▨ Opportunities



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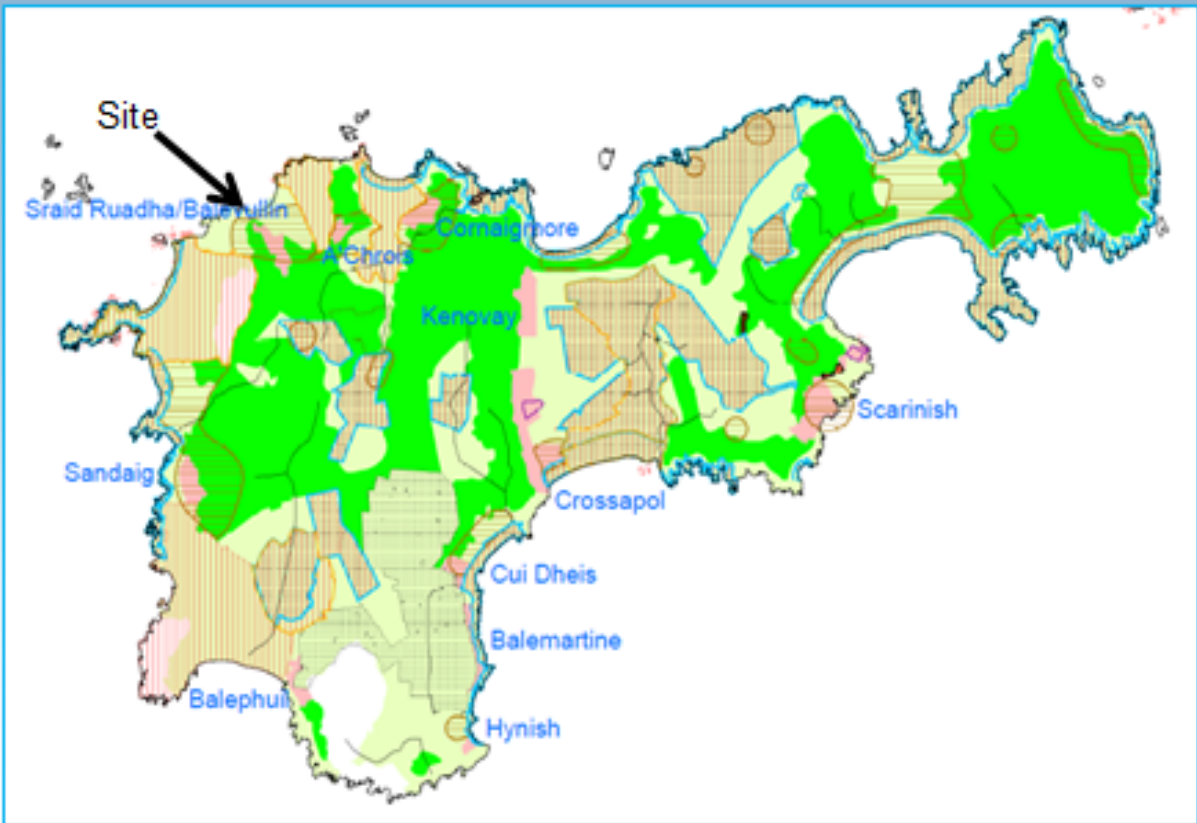
— ACE Boundary

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ACE Compartment



Location of proposed development



Local Development Plan Context



Submitted site location plan.



View of proposed development within ACE compartment, looking due east.



Close-up view of proposed development



View of proposed development from outwith ACE compartment and looking due north.





Close-up view of proposed development from within ACE compartment and looking due south.