

Issue 233	Arinagour, Coll, Settlement Boundary	
Development Plan Reference:	Proposed Local Development Plan 2; Policy 01 – Settlement Areas; Oban Lorn and The Isles Map Book Map 151	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Colin Kennedy (233)		
Provision of the development plan to which the issue relates:	Removal of site on southern boundary of Arinagour, Coll from the settlement boundary.	
Planning authority's summary of the representation(s):		
Proposed change of boundary will catastrophically on housing development on Coll. Making the change to the boundary is negligent and against natural justice in respect of the Island Bill 2018		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Reinstate settlement boundary as in LDP1 		
Summary of responses (including reasons) by planning authority:		
<p>The Potential Development Area P4025 (PDA4/3 in adopted LDP1) was identified in the Main Issues Report as an Amber site, meaning it needs to be considered further.</p> <p>The Main Issues Report also considered those sites which were put forward as a result of a call for sites process, but none were received for the area of land south of Arinagour</p> <p>The settlement boundary to the south of Arinagour was reviewed by planning officers on site prior to production of the Main Issues Report and this included consideration of the Island of Coll Landscape Capacity Study 2006 which is not considered out of date. The conclusion of the review was that the southern edge of the settlement boundary of Arinagour, both that including site PDA4/3 of LDP1, and the land immediately to the east of it but landward of the B8070 are not appropriate inclusions within the settlement because of their rising and rocky topography. Any development in this area would both be difficult to achieve in terms of ground conditions, and significantly more visually prominent due to elevation.</p> <p>Consequently the boundaries of P4024 and the settlement boundary have been drawn more tightly to the southern extent of development in Arinagour which is lower in elevation and considered to have more suitable potential for development. At the eastern edge of this area adjacent to the B8070 and immediately south of adjacent dwellings, there is an existing but unimplemented planning consent (15/00419/PPP) for four affordable houses. Reflecting this, the settlement limit has been re-drawn to the edge of that unimplemented planning consent.</p> <p>The settlement boundary around the remaining areas of Arinagour remains generous, with significant areas of undeveloped land which can accommodate organic growth of the settlement at scales that are appropriate for the size and island location of the Settlement.</p>		

PLDP2 was accompanied by an Equality and Socio Economic Impact Assessment. the Equality Impact Assessment (EQIA) has considered the potential impacts of the proposed Local Development Plan on each of the protected characteristics identified in the Equality Act 2010, as well as considering the Fairer Scotland Duty.

The flexible approach of the Settlement and Development Strategy should promote more organic smaller scale developments in the more remote rural areas, thus improving delivery, and providing equality for rural and island communities. This is balanced by retaining allocations for the larger scale developments where appropriate.

Scottish Government were consulted, and prior to the availability of a template to assess impacts in relation to the Islands Bill 2018, the EQIA is considered to have fulfilled this duty.

Conclusion

No change is recommended in response to this representation.

Reporter's conclusions:

Reporter's recommendations: