

<b>ISS302</b>	<b>Development Land : Tiree</b>	
<b>Development plan reference:</b>	S326 - Tiree, All Settlement Zones H4013 - Scarinish, Pier Road	<b>Reporter:</b>
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
Royal Society for the Protection of Birds (00040)		
<b>Provision of the development plan to which the issue relates:</b>		
<b>Planning authority's summary of the representation(s):</b>		
<b>Royal Society for the Protection of Birds (00040) - S326</b>		
<p>This objection relates to various Settlement Zones within Tiree whose boundaries overlap sites designated as Special Protection Area (SPA), a Local Nature Conservation Site (LNCS) and the RSPB Reef Reserve.</p> <p>Specifically, the objection concerns the 'settlement areas' proposed on the open areas of the RSPB Reef Reserve (i.e. a) to the north of the "area for action" at the old airport camp, b) to the north of the existing houses and shop at Crossapol, which is also a "local nature conservation site" and c) just off the Reef Reserve but within the SPA to the south of the shop and houses at Crossapol). The objector contends that these areas should be designated Very Sensitive Countryside due to their biodiversity interests. Also, it should be noted that the area adjacent to the coast here is on coastal dunes which are at risk from sea level rise and coastal erosion and contain rubble from old MOD buildings.</p> <p>In addition, the objector is concerned that the settlement area at Balinoe (west of "Cui Dheis" on the map) overlaps with the Corncrake SPA (and local nature conservation site) as do areas at Balephuill and west of the road at Balemartine. There is also an overlap between settlement areas and the SAC at Cornaigmore. These boundaries should be revised to avoid these areas i.e. they should be designated Very Sensitive Countryside. <b>An HRA will be required for those sites potentially affecting Natura sites.</b></p> <p>These areas also comprise important machair habitats which hold important numbers of breeding birds and nationally scarce bee species - colonies of <i>Colletes floralis</i> and great yellow-bumblebees occur.</p>		
<b>Royal Society for the Protection of Birds (00040) - H4013</b>		
<p>This site is adjacent to the tank farm development and the character of such high density housing is not in-keeping with the settlement pattern on the island. The area proposed for development has RDC contracts for corncrake and mitigation would therefore be required. We would suggest that this area is designated Very Sensitive Countryside (or at most Countryside Zone).</p>		

**Modifications sought by those submitting representations:****Royal Society for the Protection of Birds (00040) - S326**

The objector considers that designated sites should not be delineated as settlement zones / ROA and that applying bird sensitivity /habitat mapping to areas should be undertaken to better delineate these areas on islands which are vital in ensuring the conservation of important biodiversity. **It appears no HRA has been undertaken for the plan and this should be rectified, taking into account the potential affects of the ROA and settlement zone areas.**

**Royal Society for the Protection of Birds (00040) - H4013**

The objector suggests that this area is designated Very Sensitive Countryside (or at most Countryside Zone).

**Summary of responses (including reasons) by planning authority:****Royal Society for the Protection of Birds (00040) - S326**

The Settlement Zone boundaries on Tiree have not been altered in the LDP. They remain as per the adopted Argyll and Bute Local Plan (**production XXXX**). In addition, Settlement Zone is a policy zone and not a development site. As such any development proposals would be subject to all other policies in the LDP and associated Supplementary Guidance (SG). These policies / SG provide adequate safeguards to designated sites and other environmental concerns. Following discussions with RSPB with regard to the objections raised the Council proposes to amend SG LDP HOU1 and SG LDP BUS2 so that they require development proposals to be accompanied by an ecological assessment within areas known for bird / habitat sensitivities. The incorporation of this text would reassure RSPB enabling them to withdraw this element of their objection to the LDP (See RSPB letter dated 27<sup>th</sup> Sept. 2013 - **Production XXX**). The Council also intends to carry out a HRA prior to the adoption of the plan.

**Royal Society for the Protection of Birds (00040) - H4013**

This site is designated as a Potential Development Area (PDA) in the current adopted Argyll and Bute Local Plan (**production XXXX**). There is a particular demonstrable demand for new housing on Tiree as identified in the Council's Housing Needs and Demand Assessment (see core Doc. Ref. **xxx**) (**Mark L to provide standard para with numbers etc from the HNDA**). As the adjacent Housing Allocation designated in the adopted Argyll and Bute Local Plan (**production XXXX**) has now been fully developed it is considered pertinent to 'upgrade' this PDA to an Allocation to ensure an effective housing supply on the island.

**Conclusion**

In conclusion, the Council considers that the existing Settlement Zone boundaries and Housing Allocation H4013 should remain unaltered, as per the adopted Argyll and Bute Local Plan (H4013 formerly a PDA in this plan) and carried forward in the Proposed LDP, as the Council considers that there are appropriate environmental safeguards contained within the LDP policies and SG to protect environmentally designated sites from development that would have an adverse impact.

**Reporter's conclusions:**

**Reporter's recommendations:**