

<b>ISS303</b>	<b>Development Land: Taynuilt</b>	
<b>Development plan reference:</b>	<b>PDA 4004 - Taynuilt</b>	<b>Reporter:</b>
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
<b>Airds Bay Estate (00617)</b> <b>Scottish Natural Heritage (01587)</b>		
<b>Provision of the development plan to which the issue relates:</b>		
<b>Planning authority's summary of the representation(s):</b>		
<b>PDA 4004 - Airds Bay Estate (00617);</b>  As landowner the identification of PDA4004 is supported, however in order to facilitate its development, we need to have the boundary of the PDA extended to the south to include land required to provide access and an early phase of development. The land included in the extended PDA 4004 boundary should also be identified as "Settlement Zone" on Map 12 and on the Proposals Map.  <b>PDA 4004 Scottish Natural Heritage (01587)</b>  The northern part of the site appears to comprise or be adjacent to woodland (Ancient Woodland Inventory – Type 1a Ancient: of Semi-Natural Origin.		
<b>Modifications sought by those submitting representations:</b>		
<b>PDA 4004 - Airds Bay Estate (00617)</b>  Whilst we support the identification of PDA4004 in order to facilitate its development, we need to have the boundary of the PDA extended to the south to include land required to provide access and an early phase of development. The land included in the extended PDA4004 boundary should also be identified as "Settlement Zone" on Map 12 and on the Proposals Map.  <b>PDA 4004 - Scottish Natural Heritage (01587)</b>  The mini development brief for this area should indicate that housing development here should seek to minimise the loss of woodland, with any loss being subject to the Control of Woodland Removal Policy. The adjacent woodland should also be protected (e.g. by a suitable buffer between housing and the trees). A species survey and protection plan if necessary should also be a requirement of the mini development brief		
<b>Summary of responses (including reasons) by planning authority:</b>		
<b>Airds Bay Estate (00617)</b> <b>Scottish Natural Heritage (01587)</b>  This site is proposed to be designated as PDA 4004 in the proposed LDP ( <a href="#">map ref</a> ). Access to the site is proposed to utilise the existing track and adjacent land serving the cemetery		

from the A85. It is logical to reduce the economic burden on developing this site by shortening the length of adopted road that is required prior to any development taking place. Development of the approach to the cemetery, if sensitively sited and designed. It is recommended that this site be extended to include the access and adjacent land as detailed on the attached plan.

Immediately bounding the site to the north is a designated area of Semi Natural Ancient Woodland and Ancient Woodland Inventory. SNH have suggested that a buffer zone be required, through the Development Mini Brief that accompanies the LDP to ensure protection of the trees. This is considered to be a sensible and achievable measure that should be incorporated into the Plan.

**Conclusion**

In conclusion, taking into account the characteristics of the identified site, the representations duly made, and if the Reporter is so minded, the Council would be content to allow PDA 4004 being extended to include the access and adjacent land as detailed on the attached plan.

The Council would also be content to amend and the mini development brief that accompanies this site with the introduction of a buffer zone to protect the adjacent woodland and a requirement for a species survey and habitat protection plan.

**Reporter's conclusions:**

--

**Reporter's recommendations:**

--