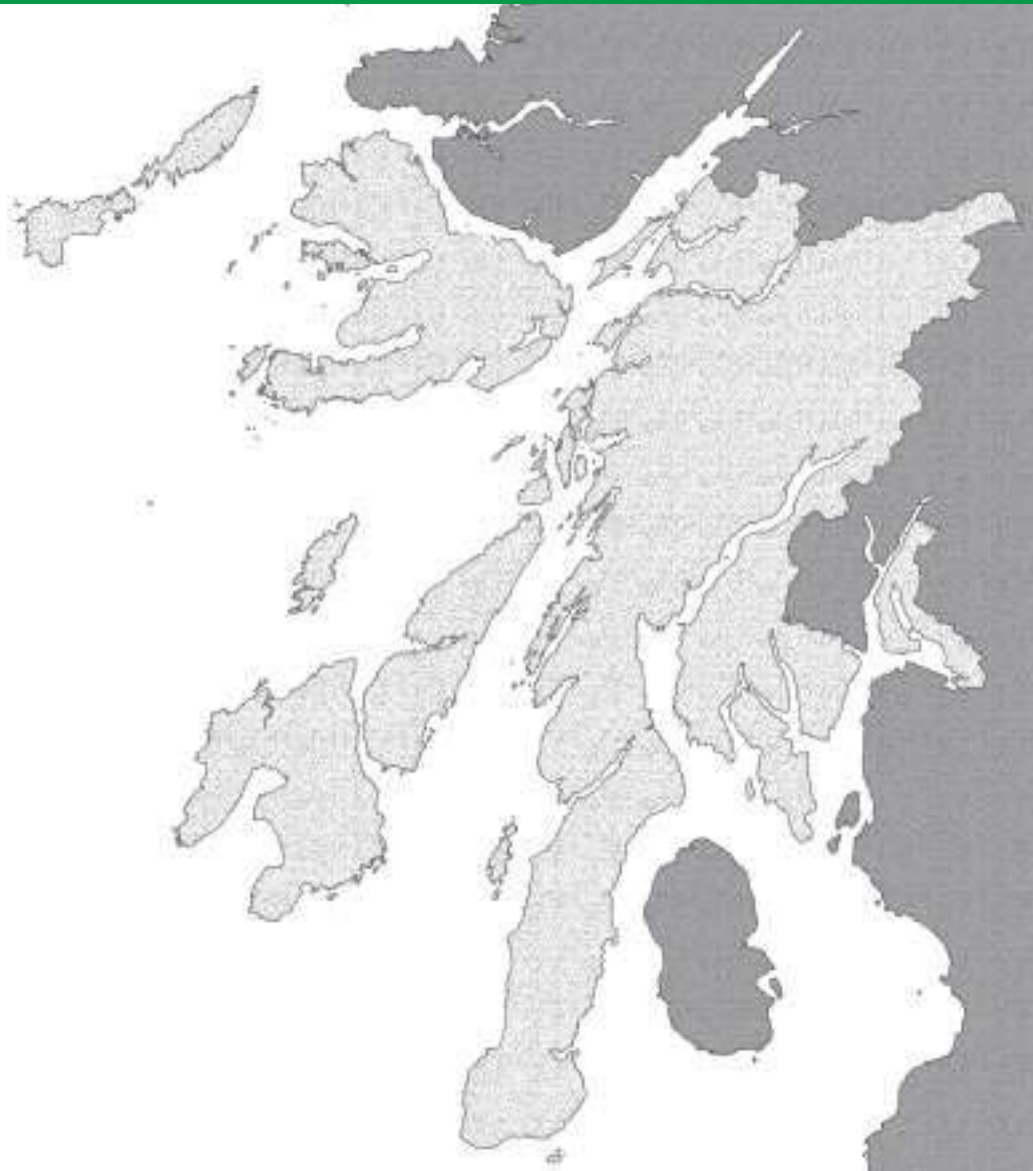


Argyll and Bute Council - Planning, Housing and Regulatory Services

LDP2 Strategic Environmental Assessment - October 2017

Comhairle Earra-Ghàidheal is Bhòid
Dealbhadh Taigheadais agus Seirbheisean Riaghlaidh



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Non-Technical Summary

The Strategic Environmental Assessment (SEA) enables consideration of the likely environmental effects of the replacement Argyll and Bute Local Development Plan (LDP2) and for consideration to be given to possible ways to mitigate any significant adverse impacts.

The SEA can contribute to identifying the most appropriate route towards sustainable development by:

- Enabling plan makers to consider different options and comparing the likely environmental effects
- Ensuring the environment is considered early and openly during the preparation of a plan
- Encouraging consideration of how different plans relate to each other and the effects that these may have on the environment both alone and in combination.
- Engaging members of the public in the plan making process

The plan being assessed is the Argyll and Bute Local Development Plan 2 (LDP2). It will guide the future use of land providing a spatial strategy and vision for the area for which the Council is Planning Authority (excludes the Loch Lomond and Trossachs National Park area) for the period 2020 to 2025, but with a longer term vision to 2030 and beyond. When adopted, LDP 2 will replace the current local development plan which was adopted in March 2015.

This Interim Environmental Report aims to provide sufficient information on the Argyll and Bute Local Development Plan 2: Main Issues Report, to allow the public and consultation authorities to comment on the assessment of the environmental impacts of various options for the proposed plan. Comments are invited on the Environmental Report by 11th December 2017.

The Environment of the plan area is reviewed in chapter 3 of the report, this outlines the key environmental characteristics of the area, and provides an overview of the environmental baseline, with the environmental problems relevant to the SEA summarised in table 3.2. Not implementing LDP 2 will still result in changes to the environmental baseline, as a number are inevitable due to natural changes and or human activities which are not controlled by the plan, table 3.3 provides an overview of the likely changes in the absence of LDP 2.

A set of SEA objectives and criteria have been identified, and these have been used to examine each of the main issues identified and also the sites submitted for consideration for identification for potential development in LDP2. The Environmental Report also includes an updated assessment of existing allocations and potential development areas identified in the current Local Development Plan which are likely to be carried over into LDP2. The assessment findings are collated in chapter 5 of the report, and Appendices A, B and C provide an overview of the assessment for the options and sites identified in the Main Issues Report. Mitigation of potential adverse significant effects is outlined, with the primary objective being to avoid significant adverse effects, by choosing more acceptable alternatives where practicable, and identifying where further SEA of lower level plans or project level EIA will be required to assess and mitigate impacts.

Monitoring of the possible significant environmental effects which may be associated with the implementation of the plan is an important part of the SEA process. The indicators which are likely to be used for monitoring are detailed in Chapter 6 of the report.

1 INTRODUCTION

1.1 A Strategic Environmental Assessment is required by the Environmental Assessment (Scotland) Act 2005 to be carried out by public bodies preparing plans which are likely to have significant environmental effects whether positive or negative. The Strategic Environmental Assessment (SEA) enables consideration of the likely environmental effects of the replacement Argyll and Bute Local Development Plan (LDP2) and for consideration to be given to possible ways to mitigate any significant adverse impacts.

1.2 The SEA can contribute to identifying the most appropriate route towards sustainable development by:

- Enabling plan makers to consider different options and comparing the likely environmental effects
- Ensuring the environment is considered early and openly during the preparation of a plan
- Encouraging consideration of how different plans relate to each other and the effects that these may have on the environment both alone and in combination.
- Engaging members of the public in the plan making process

1.3 This Interim Strategic Environmental Assessment Report aims to provide sufficient information on the Argyll and Bute Local Development Plan 2: Main Issues Report, to allow the public and consultation authorities to comment on the assessment of the environmental impacts of the proposed plan.

1.4 The Council will also undertake a Habitats Regulation Appraisal on the LDP2. The Main Issues Report Stage will include an HRA assessment of those sites which were submitted as part of the call for sites exercise, together with an assessment of the impact of potential policy changes and development options identified in the MIR. The Proposed Plan will be accompanied by a full HRA, as will any proposed Supplementary Guidance.

SEA activities to date

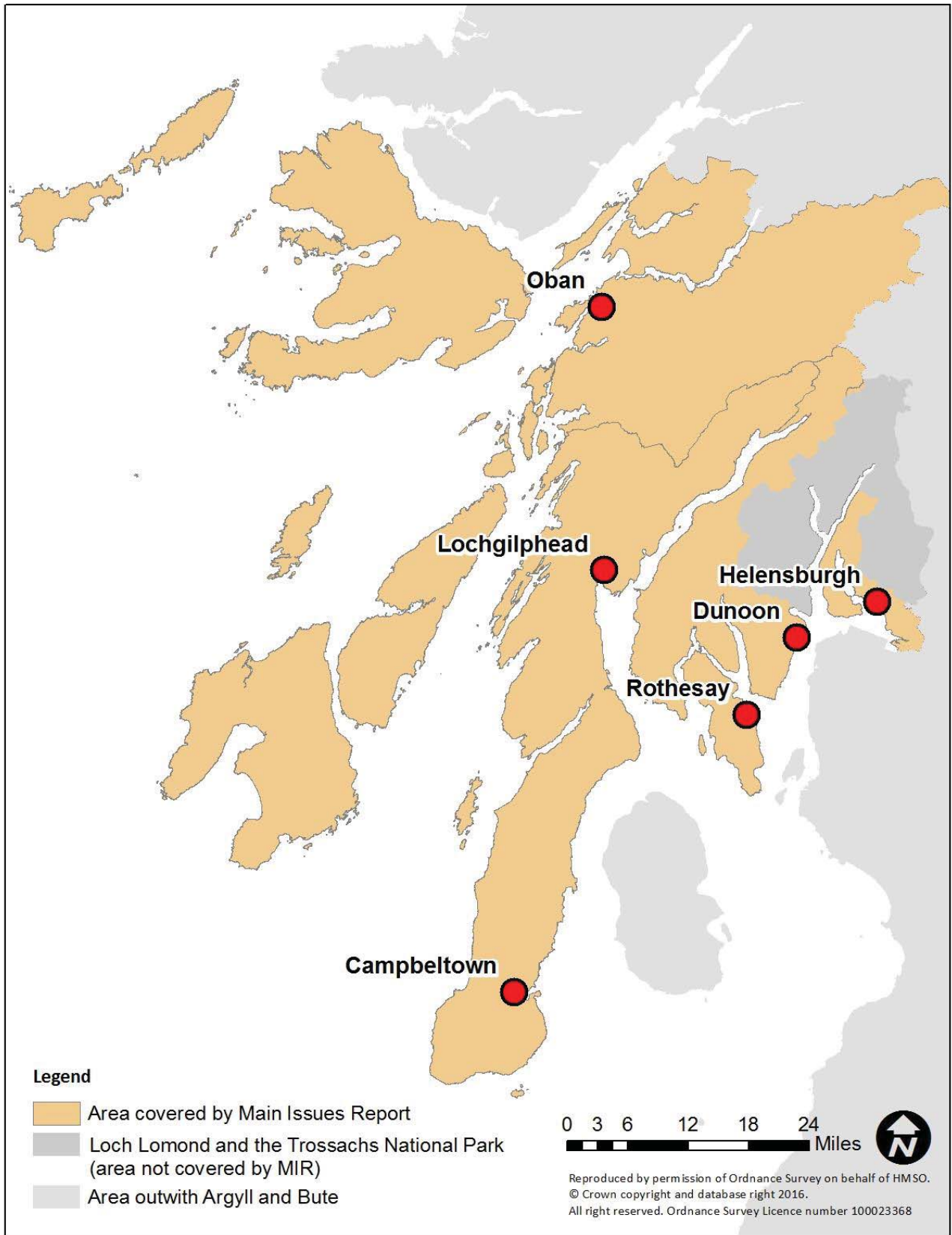
1.5 The scoping report was published on 5th May 2017 and comments received from the Consultation Authorities on 12th June 2017. The Consultation Authorities comments have been taken in to consideration during the preparation of this Environmental Assessment.

2 The Plan

The key facts relating to this PPS are set out below:

Name of Responsible Authority	Argyll and Bute Council
Title of PPS	Argyll and Bute Local Development Plan 2
Subject	Land use planning
Period covered by PPS	2020 - 2025
Frequency of updates	5 yearly
Area covered by PPS	6575.8 sq km Argyll and Bute Council area excluding the Loch Lomond and the Trossachs National Park. See Map 1.

Map 1: Coverage of the Strategy



Contact Point

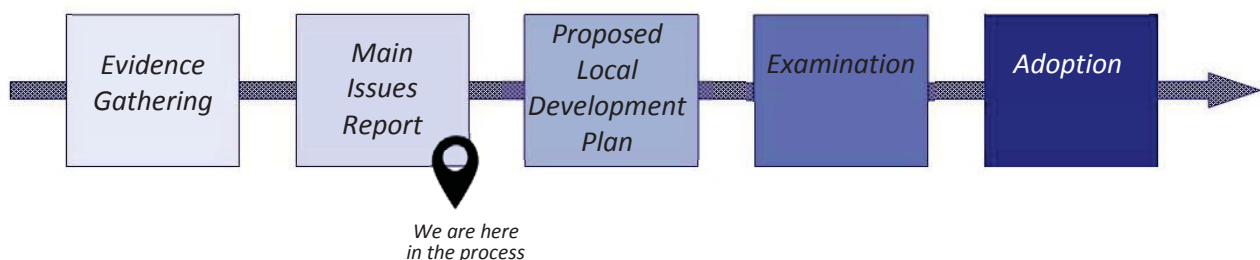
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Purpose and/or objectives of PPS

2.1 The Argyll and Bute Local Development Plan 2 will be the statutory development Plan for Argyll and Bute when adopted. The Local Development Plan 2 will be typical of a local development plan prepared under the provisions of the Planning etc Scotland Act 2006, covering land use planning issues for the Argyll and Bute Council area (excluding the Loch Lomond and Trossachs National Park). It will be based upon an update and review of the Argyll and Bute Local Development Plan Adopted March 2015.

Timescales for Local Development Plan and SEA preparation

2.2 The timescales for the preparation of LDP 2 and the Environmental Report is outlined in the Development Plan Scheme and is illustrated in the diagram below. The publication of the Main Issues Report is the first formal stage in the preparation of the replacement local development plan.



Relationship with Other Plans, Programmes and Environmental Objectives

2.3 Detailed analysis of the relationship with other relevant plans, programmes and Strategies is set out in Appendix 1. Any plans, programmes or strategies (PPS) above the Scottish level have generally been excluded from the list, primarily because it is assumed that all relevant international, European and UK environmental legislation has been implemented into National and regional plans, policies and guidance.

2.4 The Argyll and Bute Local Development Plan 2 will provide; a spatial strategy and vision for the area, policy guidance for all types of land use development, and an action plan for the implementation of key parts of the plan.

2.5 The purpose of the Plan is described as follows: the local development plan will be a land use plan setting out the Council's policies and proposals for the use and development of land for which the Council is the planning authority for the period from 2020 to 2025. The main aim of the plan will be to stem population decline and guide new development to the most appropriate locations through a range of policies covering housing, retailing, business and industry, transport, recreation, and built and natural heritage.

2.6 The Argyll and Bute Council Area extends to 690,899 hectares, and is the second largest local authority by area in Scotland. It extends from the edge of the central belt conurbation in the east and to the Inner Hebrides in the west. There are a wide range of communities including small islands, and settlements, as well as larger villages and towns. Argyll and Bute has the third sparsest population of the 32 Scottish local authorities, with an average population density of 0.13 persons per hectare. Over half of the Argyll and Bute population live in areas classified by the Scottish Government as rural. Nearly 80% of the population live within 1km of the coast, and there are 23 inhabited islands, (2011 Census).

2.7 Between 2001 and 2014, counter to the national trend the population in Argyll and Bute fell by 4% from 91,300 to 87,660. Nearly one third (31.4%) of the population of Argyll and Bute are over 60. Key population changes include a 29% decrease in the number of children between 2001 and 2013, and a 6% decline in the working age cohort. If current trends continue then the population is projected to decline significantly to 75,183 by 2037, all age groups are projected to experience significant decline, with the exception of those over 65. In particular those aged over 75 are projected to increase by almost 73%. If left unchecked there are likely to be significant adverse environmental impacts as a result of the reduction of population levels.

2.8 The following table summarises the key implications for the **Argyll and Bute Local Development Plan 2** of the PPS review. **Table 2.1** below sets out the key objectives that should be taken into account in the preparation of the plan, given the initial analysis.

Table 2.1: Summary of implications of other relevant plans, programmes and Strategies (PPS) and environmental protection objectives and how they inform the level and scope of the Environmental Report

Topic	Summary of implications of other relevant plans, programmes and strategies for Argyll and Bute Local Development Plan 2 (LDP2)
Biodiversity, flora and fauna	<ul style="list-style-type: none"> • The LDP 2 should support the management of native woodlands, in particular the Atlantic Oakwoods within Argyll and Bute (excluding LLTNP). • The LDP 2 should support the biodiversity outcomes set out in the Argyll and Bute Local Biodiversity Action Plan by supporting the development of a high quality robust and adaptable environment • New land use allocations within LDP 2 should consider soil and topography, natural or cultural heritage designations and sensitivities and farmland sensitivities. • The LDP 2 will support the objectives of the Habitats Regulations to protect and ensure the overall integrity of the network of Natura sites.
Population and human health	<ul style="list-style-type: none"> • The LDP 2 should support health and wellbeing through promoting outdoor access. • The development of the LDP 2 will provide a supporting framework for the Argyll and Bute Core Path Plan. • The LDP 2 should support local economic development and promote urban renewal and community development. • The LDP 2 should promote design and layout of new developments which promote a sense of wellbeing, active lifestyles and active transport.

Topic	Summary of implications of other relevant plans, programmes and strategies for Argyll and Bute Local Development Plan 2 (LDP2)
Air and climatic factors	<ul style="list-style-type: none"> The LDP 2 should support climate change adaptation and mitigation through supporting renewable energy projects, such as on shore wind, hydro and other schemes such as biomass. And through the provision of a sustainable settlement strategy. Taking in to account transport demands and also promoting a sustainable approach to building design and construction, as well as assessing the transport implications associated with the proposed settlement strategy.
Water	<ul style="list-style-type: none"> The LDP 2 should protect the water environment through supporting the principles set out within the Sustainable Urban Drainage Systems guidelines and river basin management plans.
Soil	<ul style="list-style-type: none"> The LDP 2 will seek to conserve better quality agricultural land by maximising the reuse of previously developed land, and by promoting development within settlements. The LDP 2 will seek to protect carbon-rich soils/deep peat/priority peatland habitat from significant adverse harm by steering development away from these areas, and requiring soil and peat land management plans to be submitted for developments which are likely to do so.
Material assets	<ul style="list-style-type: none"> The LDP 2 should support the sustainable use of material assets through commitments to the appropriate identification of these and allocation as necessary to secure long term availability and sustainability resources thereby limiting their impacts of extraction on the environment.
Cultural heritage	<ul style="list-style-type: none"> The LDP 2 should seek to protect and enhance the historic environment.
Landscape and amenity	<ul style="list-style-type: none"> The LDP 2 should support the landscape recommendations within different landscape character types as identified within the Argyll and Firth of Clyde Landscape Character Assessment, and other landscape capacity studies which have been commissioned in order to inform the Local Development Plan. The LDP 2 should seek to protect the special qualities of National Scenic Areas and Wild Land Areas. The LDP 2 should seek to protect the marine and coastal environment.

Scoping in/out of SEA issues

2.9 In accordance with Schedule of the Environmental Assessment (Scotland) Act 2005 Argyll and Bute Council has considered whether the environmental effects (positive and negative) of the **Argyll and Bute Local Development Plan 2** are likely to be significant. This has considered if the **LDP2** will protect, enhance, minimise, improve, reduce, harm, or maintain various aspects of the SEA topics. A summary of the conclusions is given in **Table 2.2**.

Table 2.2. Scoping of SEA issues				
SEA issues	Scoped in	Scoped out	If scoped out, why	Reason for Scoping in
Biodiversity, flora, fauna	X			The plan has the potential to cause significant environmental effects both positively or negatively as a result of development.
Population and human health	X			There is potential to cause significant positive and negative effects on communities as a result of development in communities
Soil	X			There may be significant cumulative effects such as loss of better quality agricultural land as a result of land allocations and the plans spatial development strategy.
Water	X			The local development plan through its development strategy and land use allocations has the potential to give rise to effects on water quality and supplies, drainage, flooding, and morphology. Opportunity exists to enhance water quality through infrastructure investment.
Air and climatic factors	X			Emissions from road transport may give rise to negative effects, however there may be the potential to reduce these by adopting a spatial development strategy which seeks to reduce the need to travel, or distance to travel by promoting development in existing communities. There is also the potential to promote renewable and energy conservation, and promote adaption to mitigate the effects of climate change.
Material assets	X			The plan will look at minerals, infrastructure, and waste disposal, and seek to promote their efficient and effective use.

SEA issues	Scoped in	Scoped out	If scoped out, why	Reason for Scoping in
Cultural heritage (inc architectural and archaeological heritage)	X			The scale, location, and design of new development has the potential to create both positive and negative effects, dependant on the location relative to such assets.
Landscape	X		X	There may be potential for significant landscape effects dependant on the location of new development.

3 The Environment

Relevant aspects of the current state of the environment

3.1 The Environmental Assessment (Scotland) Act 2005 Schedule 3 requires that the Environmental Report includes a description of the relevant aspects of the current state of the environment and the likely evolution therefore without implementation of the PPS, and the environmental characteristics of areas likely to be affected. This data provides the basis for predicting, evaluating and monitoring the environmental effects of the **Argyll and Bute Local Development Plan 2**.

3.2 The following data sources have been used to provide a baseline for the assessment.

Table 3.1: Data sources used to provide a baseline for the assessment	
Topic	Data source (includes Argyll and Bute Council GIS data held under licence)
Biodiversity, flora and fauna	European, National & Local designations : SAC, SPA, Ramsar sites SSSI, National Nature Reserves LNRs, Local Nature Conservation Sites UK BAP and Scottish BAP LBAP habitats and species Woodland and land cover Ancient Woodland Inventory Scottish Semi-Natural Woodland Inventory Tree Preservation Orders (TPO) Add designated marine sites/species NSA Special Qualities Reports (SNH) Wild Land Area Descriptions (SNH)
Population and human health	Population Scottish Index of multiple deprivation Employment sectors and unemployment data Scottish Neighbourhood Statistics Health trends Open space resources Core paths
Air and climatic factors	Air quality monitoring data
Water	Water quality monitoring data SEPA Indicative River and Coastal flood map
Soil	Vacant, derelict and contaminated land Soil type and quality MLURI Prime Agricultural Land

Topic	Data source (includes Argyll and Bute Council GIS data held under licence)
Material Assets	Mineral resources Energy developments and areas of potential for energy development. Agriculture Existing infrastructure for waste management Waste water treatment facilities Heat map
Cultural heritage	Scheduled Ancient Monuments Listed buildings Conservation areas Inventory listed Gardens and Designed Landscapes Sites and Monuments Records Historic Marine Protected Areas
Landscape and amenity	Landscape character assessment Areas of Panoramic Quality National Scenic Areas

Summary of Environmental Baseline

3.3 Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of “*the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme*”, and “*the environmental characteristics of areas likely to be significantly affected*”. This section of the report describes the environmental context for the Main Issues Report of the Argyll and Bute Local Development Plan 2.

Biodiversity, flora and fauna

3.4 Argyll and Bute is the second largest authority in Scotland and covers a range of different environments which create a wide variety of different habitats, including montane, moorland, peatland and coastal. Overall it has a high quality environment with numerous international and national nature designations including ancient and semi-natural woodland of significant international importance.

Population and human health

3.5 The population is around 87,600 and is based largely in the main towns of Campbeltown, Helensburgh, Oban, Rothesay, Dunoon and Lochgilphead and other more minor settlements. However, there is still a sizeable number living more remotely with 17% of the population living on islands. Some areas are forecast to have population rise but others are forecast to decline. Forestry, agriculture, tourism and fishing are important for the economy of the area, as well as newer industries such as aquaculture and renewable energy generation.

Soil

3.6 Argyll and Bute has mostly peaty gleys and peaty podzols. There is not a significant level of vacant and derelict land in Argyll and Bute. There is not an abundance of high quality agricultural land.

Cultural Heritage

3.7 Argyll and Bute has a rich heritage of archaeological features. There are 799 Scheduled Ancient Monuments. There are also 23 areas of Argyll on the Inventory of gardens and designed landscapes, 32 conservation areas and 2836 listed buildings.

Water

3.8 In terms of the river basin management process Argyll and Bute is split between 2 management areas; Argyll and Lochaber, and the Clyde. Water quality across Argyll and Bute is generally good or high. In the Argyll area there are several key issues causing them to fail to achieve good status. These include the physical alteration of rivers and burns (including the barriers to fish passage) and alterations to river flow. In the Clyde area the key issues are urban drainage pressures; diffuse pollution from rural sources and pressures from our industrial past.

Landscape

3.9 The environmental quality of Argyll and Bute is one of its key assets, with vast mountain areas and a high proportion of woodland cover as defining characteristic of its landscape. The landscape of Argyll and Bute has been shaped by a combination of both physical and human influences. Of these, the most significant is the region's underlying geology and the extensive modification of landform which took place during the glacial period. Man has also been an important influence, initially in clearing the original forests, and subsequently through the ongoing management, cultivation and subdivision of the land and reforestation with commercial timber plantations. There are strong contrasts in the scale and character of the landscape.

Air and Climate

3.10 Argyll and Bute is a predominantly rural area, with a relatively low population density and low level of emissions from transport and industry. It is unlikely that Argyll and Bute will have any Air Quality Management Areas declared. Good air quality is indicated by the prevalence of lichen communities and native woodlands of international importance. The Climate is temperate.

Material Assets

3.11 Argyll and Bute Council supports the general principle of developing sources of renewable energy in appropriate locations. The area has a long history of hydro-electric generation, there is currently almost 700MW of installed capacity from Hydro schemes, including a 400MW pumped storage scheme at Cruachan. Windfarm developments in Argyll had an installed generating capacity of 240MW in 2015. There are also several district heating schemes and a growing number of community facilities and public buildings which use biomass boilers. In relation to waste, recycling rates have been rising and civic amenity sites and kerbside collection schemes support this. Mineral extraction is concerned primarily with hard rock, peat, sand and gravel.

Flood Risk

3.12 The Flood Risk Management (Scotland) Act 2009 defines flood risk as the combination of the probability of a flood occurring and of the potential adverse consequences associated with flooding for human health, the environment, cultural heritage and economic activity. Flood events can be caused by fluvial, pluvial as well as tidal/storm surge action. SEPA have identified a number of Potentially Vulnerable Areas (PVAs) within Argyll and Bute and these are taken into account in development planning, and all proposed sites are subject to flood risk assessment prior to inclusion in the development plan.

Gaps and or unreliability of the Environmental Baseline data

3.13 Gaps or unreliability of the environmental baseline data have yet to be identified. Baseline data is held on GIS and this will be used assist in assessing the impacts of both policy and sites. While the Argyll and Bute Local Biodiversity Action Plan identifies key habitats and species, the status of many of these habitats and species is unknown due to lack of data on distribution and current population trends. Where assessment of impacts is uncertain due to gaps or unreliability of baseline data this will be identified in the environmental report.

Environmental Issues

3.14 The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of existing environmental problems, in particular those relating to any areas of particular environmental importance. The purpose of this section is to explain how existing environmental problems will affect or be affected by the **Main Issues Report for Argyll and Bute Local Development Plan 2** and whether the PPS is likely to aggravate, reduce or otherwise affect existing environmental problems.

3.15 Environmental problems that affect the PPS were identified through an initial analysis of the baseline environmental data for Argyll and Bute. Relevant environmental problems are summarised in Table 3.2.

Table 3.2. Environmental problems relevant to the Argyll and Bute Local Development Plan 2

Topic	Problem	Supporting data (where available at this stage)	Implications for PPS
Biodiversity, flora and fauna	<p>Loss of habitats to urban and associated infrastructure development, including cumulative impacts from wind farm developments on protected species.</p> <p>Lack of public awareness of biodiversity issues.</p> <p>Invasive non-native species e.g rhododendron ponticum, Japanese knotweed, mink, grey squirrel, carpet sea squirt and Japanese wireweed.</p>	Argyll and Bute Local Biodiversity Action Plan (and emerging review information)	<p>Location and nature of new development should avoid adverse impact on habitats and species as far as possible.</p> <p>Reference to Local Biodiversity Action Plan to help promote public awareness.</p> <p>Inappropriate planning and development proposals could lead to an increased expansion of invasive non-natives in some areas.</p>
Population and human health	<p>Ageing population, increase in life expectancy</p> <p>Population decline in some areas</p> <p>General reduction in levels of health</p> <p>Increasing obesity across Scotland</p>	General register office for Scotland statistics	The LDP 2 should seek to provide a framework for meeting the needs of an ageing population, seek to promote development in areas of population decline, and provide opportunities in both new and existing developments to promote access to open space, paths, and woodland in a positive way. Increased outdoor access could contribute to greater social inclusion, and levels of health and physical activity.
Air and Climatic factors	<p>Adapting to climate change</p> <p>Mitigating climate change</p> <p>Flood Risk</p>	<p>Transport Data</p> <p>Planning applications for renewables</p> <p>SEPA Flood Map</p>	<p>Reduction in level of freight transported by road will be an objective. The promotion of the development of renewable energy generation, and support for the use of biomass for fuel, and the options for the use of combined heat and power plants for district heating schemes for new developments will be explored.</p> <p>Avoid identifying Allocations and Development Sites in LDP 2 where SEPA Flood Map indicates flood risk.</p>

Table 3.2. Environmental problems relevant to the Argyll and Bute Local Development Plan 2

Topic	Problem	Supporting data (where available at this stage)	Implications for PPS
Water	<p>River water ecological status is mostly rated excellent/good.</p> <p>Impact of aquaculture developments on water quality</p>	<p>SEPA water ecological status classification data</p> <p>SEPA flood risk data (See SEPA river basin management planning webpage and to the water body classification application)</p> <p>http://aquaculture.scotland.gov.uk/</p>	<p>The LDP 2 should ensure integration with the RBMP to help safeguard water quality from adverse impacts of new development.</p>
Soil	<p>Very limited proportion of quality agricultural land within Argyll and Bute. Importance of in by land.</p> <p>Widespread distribution of carbon rich soils, and consequent risk of CO2 release from disturbance from development</p>	<p>Land classification for agriculture.</p> <p>SNH Carbon and Peatland Map 2016</p>	<p>Higher quality agricultural land and soils, and carbon rich soils will be identified and loss to development will be minimised. as will changes in nutrient status and adverse impacts on the soil resource as a result of development through the application of appropriate safeguarding policies.</p>
Material assets	<p>Increasing demand for renewable energy development.</p> <p>Demand for additional mineral extraction.</p> <p>Capacity of existing waste management facilities</p>	<p>Scottish Government targets Adopted Argyll and Bute Local Development Plan. Planning Applications</p>	<p>A strategic approach to wind energy development within the Development Plan will be promoted. An audit of existing mineral extraction consents will be required in order to determine the need to identify additional locations for mineral extraction if necessary.</p>
Cultural Heritage	<p>Extensive historic environment resources</p>	<p>Protected sites and features</p>	<p>The LDP 2 should continue to ensure the protection of the historic environment.</p>
Landscape, townscape and amenity	<p>High quality mountain landscape.</p> <p>Coastal landscapes which are subject to development pressure.</p>	<p>Landscape character assessment</p>	<p>Development can have adverse impact on the landscape experience and the LDP 2 should ensure adverse landscape impacts are avoided and seek to enhance landscape quality at the strategic level.</p>

The likely evolution of the environment without implementation of the PPS

3.16 It is likely that future changes to the environmental baseline are inevitable due to natural processes but also due to human interventions that are unconnected with the plan. The existing Local Development Plan would remain and together with other PPS such as the Local Transport Strategy, will result in physical development which will have both positive and negative environmental consequences. Potential changes to the environmental baseline without the plan are discussed and the potential environmental issues are listed in Table 3.3. below.

Table 3.3. Potential Environmental Changes without the LDP	
SEA Topic	Possible Changes without the Local Development Plan
Biodiversity, flora & fauna	The effects on biodiversity predicted due to the strategy would not occur and adverse effects on biodiversity caused by other activities would remain.
Landscape	Impacts on landscape character are likely to be more focused given the land use strategy advocated in the Argyll and Bute Local Development Plan. Those impacts associated with proposals within other plans and human activities would remain.
Cultural Heritage	There are potentially positive and negative effects on the historic environment arising from the implementation of the strategy. However without it, there are potentially more negative effects associated a reduction in population, reduced levels of economic activity, and loss of skills and resources for maintenance of the built environment. Additionally undirected development has the potential to have negative impacts on both the sites and settings of cultural heritage assets.
Air Quality & Climatic Factors	Without the implementation of the strategy, development could stagnate, with a declining population leading to a more sparsely distributed population, for whom the provision of services would lead to a per capita increase in greenhouse gases, air quality, air pollution and nuisance problems; however, the implementation of other PPS such as the Transport Strategy, and fiscal measures such as fuel duty would continue to affect air and climatic factors.
Water	Negative effects on water quality would remain in the absence of the strategy. Construction associated with other plans would still occur and agricultural run-off would continue to cause pollution of water bodies.
Population & Human Health	The effects of poor air quality, and inactive travel on human health could remain. However existing strategies such as transport strategy and core paths plan, may promote active travel, including walking and cycling, and therefore, even without the local development plan physical activity could increase. It should also be recognised that physical activity is a lifestyle choice, which is not necessarily dependant on the provision of footpaths or sporting facilities. However without the promotion of sustainable development, the reduction of population levels reduced opportunity for formal involvement in physical activity.
Soil & Material Assets	Impacts on soils and agricultural land associated with the proposals of other plans and human activities would remain. The implementation of other PPS such as the Housing Strategy are likely to have an effect on soils and other material assets.

4 Assessment Approach and Methodology

SEA objectives and Criteria

4.1 The assessment will examine each of the main components of LDP 2 against the SEA objectives identified. A set of objectives is defined below to test the impacts of LDP 2.

SEA topic	SEA objectives	Data sources	Indicators
Biodiversity, flora and fauna	BFF1 To Conserve and enhance the diversity of species and habitats.	International, National and locally designated sites Woodland and water resources Open space audit Biodiversity action plans Invasive Species Map	Condition of designated sites Area of designated sites and % loss or gain of designated sites Open space audit – net change in open space LBAP species/habitats stable or increasing Invasive Species control/expansion
Population and human health	PHH1 To accommodate the needs of our population and households and to promote growth in appropriate locations. PHH2 To improve the quality of life for communities in Argyll and Bute. (to include air, water quality, soil quality, green house gas emissions and flood risk)	Monitoring of take up of allocations/sites identified in. Argyll and Bute Local Development Plan. Monitoring of Action Plan Core path plan and access routes Open space audit	Number of years of housing land supply in each housing market area. Level of affordable housing provision in housing market areas. Number of improved access routes Number of cycle paths Open space audit quantity/ quality
Air	AIR1 To protect and enhance air quality. AIR2 To minimise the air quality impacts of transport	Air quality monitoring reports	Air quality data and trends

SEA topic	SEA objectives	Data sources	Indicators
Climate	C1 To contribute to the reduction in greenhouse gasses by increasing the potential for renewable energy generation in Argyll and Bute.	Planning applications/ consultations for renewable energy developments.	Number of domestic and commercial renewable energy applications and consultations.
	C2 Reduce the areas vulnerability to the effects of climate change due to flood risk	SEPA flood risk maps	% of developed land within the 1:200 year flood area.
	C3 to contribute to the reduction in green house gas emissions by reducing emissions from transport, and the built environment.	To be determined	To be determined
Water and soil	WS1 to protect and enhance the state of the water environment and to promote development which contributes positively to the sustainable management of the water environment and achievement of the River Basin Management Plan objectives.	SEPA data on water quality and local authority flood reports	Ecological status of waterbodies .
	WS2 To maintain, protect or enhance the fundamental qualities and productive capacities of soils and sustainable soil management.	Allocations and MIR site assessments	Area (ha) of Allocated Sites on better quality agricultural land.
	WS3 to safeguard Carbon-rich soils, Deep peat and Priority peatland habitat		“% of allocations on areas of Carbon-rich soils, Deep peat and Priority peatland habitat as set out in the SNH Carbon and peatland 2016 map”
	WS 4 to reduce the risk of flooding		

SEA topic	SEA objectives	Data sources	Indicators
Material assets Energy, minerals, waste, land use,	M1 To promote high standards of sustainable design and construction.	Planning applications Action plan and monitoring report. Planning Design Awards	Number of planning applications consistent with Argyll and Bute's Sustainable Design Guide/ Shortlisted for Design Award.
	M2 Minimise waste	Total waste arisings, % of waste recycled	Total domestic energy consumption per capita (kWh).
	M3 Maximise the sustainable use/reuse of previously developed land and buildings.	SVCLS % of MIR sites and allocations on brownfield land	Location and number of waste treatment facilities. % change in area of vacant or derelict land.
	M4 To promote the delivery of renewable energy in accord with the Development Plan		Amount of new development on brownfield sites. Amount of installed and consented capacity (gWh)
Cultural heritage	CH1 To protect and enhance the cultural and built heritage	Planning Applications, Local Plan Monitoring and Action Plan	Number of and area covered by Conservation Areas. Number of listed buildings and Scheduled Ancient Monuments at risk. Number of applications effecting historic environment assets.
Landscape townscape and amenity	L1 Protect and enhance the diversity, character and special qualities of the areas special landscapes.	National Scenic Areas, Areas of panoramic Quality.	Number of applications in NSA and APQs
	L2 Protect and enhance the townscape character and pattern of existing settlements.	Landscape character assessment Planning applications	Number of applications where an Area Capacity Evaluation was carried out Changes to existing settlement patterns

4.2 The following table outlines the proposed assessment framework for assessing environmental effects and identifying the proposed measures envisaged for preventing, reducing and offsetting significant adverse effects.

Table 4.2. Proposed Framework for assessing environmental effects and measures envisaged for preventing, reducing and offsetting significant adverse effects

SEA topic	Assessment commentary	Timeframe of effect (Short term/ long term)	Duration of effect (temporary/ permanent)	Evaluation (++)/+/?/+o r-/-/--)	Cumulative or synergistic effects	Enhancement and mitigation
Biodiversity flora and fauna						
Population and human health						
Air and Climate						
Soil						
Water						
Material assets						
Cultural heritage						
Landscape						

Table 4.3. Evaluation framework

Significant positive impact	Minimal positive impact	Neutral impact	Unknown impact	Scoped Out	Minimal negative impact	Significant negative impact
++	+	0	?	X	-	--

4.3 The SEA assessment of sites has been fully integrated in the LDP preparation process, all sites have been desk analysed using GIS to indicate known environmental and other factors e.g. designations, flood risk, pipelines, corepaths. Site visits have been carried out and further information including consultation responses collated and used to inform the assessment of each site including interpretation and analysis of each of the sites against the SEA criteria/objectives in a database. An example of the SEA forms is included in Appendix A of this report.

Alternatives

4.4 The SEA process requires that the Environmental Report identifies, describes and evaluates the likely significant effects on the environment of implementing responsible alternatives to the plan being assessed. As a statutory requirement there is no reasonable alternative to LDP 2, however the MIR is required to contain one or more reasonable alternative sets of proposals. The MIR represents the main opportunity within the plan preparation process for engaging stakeholders in the content of the plan. At this stage of the process the Council has not reached a firm view as to the content of LDP 2 in terms of either spatial strategy or site specific proposals. Therefore all options presented in the MIR represent a range of reasonable alternative approaches, over the existing LDP which may be applied singularly or in

combination. The issues identified for discussion and the potential new development sites which have been assessed have been formulated against a background of pre MIR consultation, consideration of the environmental baseline, as well as reflecting other policy and strategy documents such as national planning policy. The assessment of these options and analysis of the consultation responses to both the MIR and this Environmental Report will influence the options taken forward in the Proposed Plan.

5 Assessment Findings

Assessment of the Main Issues Report for Local Development Plan 2

5.1 This section summarises the results of the assessment of the 22 Main Issues and 2 potential alternatives which have identified in the Main Issues Report for the Proposed Local Development Plan 2. **Appendix B** provides the summary matrix for the assessment of these objectives and policies against the environmental assessment criteria.

5.2 Most of the Main Issues identified are considered to give rise to no significant effects or provide positive effects on the SEA topics. In particular those issues which seek to build upon the pattern of existing development, such as providing a strategic development framework for Oban, promoting Helensburgh and Lomond as a growth area, maintaining regeneration focus in Campletown, Rothesay and Dunoon and promoting Mid Argyll's identify all have positive or no significant effects. Where options have been identified such as at Issues MIR3 and MIR 3A and also at MIR 8 and MIR 8A the assessment of these options against the SEA topics indicates that the preferred option (MIR 3 and MIR 8) are likely to have greater positive effects than the alternatives.

5.3 Issue MIR 2 is assessed as having uncertain effects across all SEA topics, this because the simplified objectives seek to achieve a number of outcomes from the plan. Overall it is intended that these would have positive or at least no significant adverse effects, however the effects of these objectives will require to be more fully assessed at the proposed plan stage, where the detail of the policies which seek to deliver these objectives can be more fully analysed.

5.4 There are two issues associated with the proposal to explore the potential of advocating a new coastal/marine National Park for Argyll and the Islands. These issues have been combined and assessed as uncertain effects in relation to the SEA topics. This is because it is not within the remit of the Argyll and Butel Local Development Plan to designate a National Park, and further work would be required before the nature and extent of such a designation would be known. It is anticipated that there would be significant positive effects in relation to SEA topics as a result of such a designation, but prior to firm proposals the extent and nature of these cannot be quantified.

5.5 The issue MIR 16 which relates to the support of the nationally identified (NPF3) project at Cruchan Dam where the majority effect against SEA topics are identified as negative, many of these are considered to be short term and associated with the construction stage of such a large scale project. However positive effects on air and climatic factors are noted because of the long term carbon savings which could be achieved by increasing pumped storage hydroelectricity generation capacity. The project will be subject to EIA, and appropriate mitigation on potential adverse effects can be explored at this stage.

5.6 **Table 5.1** summarises the likely significant effects of each of the options identified in the Main Issues Report against each SEA topic.

Environmental factor	Policies with effects that are likely to be:			
	Beneficial	Uncertain	Adverse	No effects
Population and Human Health	5	2	1	15
Material Assets	13	2	1	7
Cultural heritage	2	4	1	16
Landscape	2	3	1	17
Soil	3	2	0	18
Biodiversity flora and fauna	2	4	1	16
Water	2	3	1	17
Air and Climatic factors	7	5	2	9

Assessment of the additional sites, existing Allocations and Potential Development Areas identified in the Main Issues Report for potential inclusion in LDP2

5.7 This section summarises the results of the assessment of the proposed additional sites, existing Allocations and Potential Development Areas that may be considered for inclusion in LDP 2. **Appendix C** provides the summary checklist for the assessment of the sites against the environmental assessment criteria.

5.8 There are 414 potential sites identified in the Main Issues Report, the vast majority of these (311) are considered to be likely to have no significant environmental effects.

5.9 There are considered to be 154 potentially adverse effects, 24 relate to possible adverse effects on landscape, 10 on Cultural Heritage, and 16 on Biodiversity Flora and Fauna. There are 14 effects predicted on Population and Human Health and 12 for Material Assets. There could be 11 sites which could have an adverse effect on soils (mainly peat). However by far the largest number of potential negative effects are predicted in relation to water and air and climatic factors, as these factors have been triggered on the basis of potential flood risk.

5.10 62 sites are likely to give rise to positive benefits. The majority of these (35) are attributed to making efficient use of material assets while 21 are considered to have positive impacts on population and human health factors. Only 3 are considered likely to have a positive effect on cultural heritage, 2 on soils and one on air and climatic factors. None are assessed as having a positive effect on Biodiversity flora and fauna; Landscape; or Water.

5.11 There are a number of sites which are considered to have uncertain environmental effects. 27 of these relate population and human health where proposals may have an adverse effect on openspace, access or recreational resources. In terms of cultural heritage 21 sites have been identified with uncertain effects, these are due to a combination of archaeological trigger maps, indicating further investigation would be required at project plan stage, or potential effects on listed buildings or their settings, these are likely to be capable of mitigation through careful design at the project plan stage. There are 26 sites where uncertain affects on local and national landscape designations have been identified. Due to the widespread presence of peat deposits across Argyll and Bute there are 25 sites where uncertain effects have been identified, these uncertainties are partly because while the trigger maps can show presence of peat, more detailed site investigation is required to ascertain extent and depth, and to establish if mitigation is possible. Only 12 uncertain effects have been identified in relation to impacts on Biodiversity flora and fauna, this is partly because greater knowledge of these resources as allowed these to be avoided. The

vast majority of uncertain effects are attributed to impacts on water, and the effects of climate change where heavier rainfall and more storms could result in greater surface water runoff, adversely affecting water quality, and increase risk of flooding, including coastal, which Argyll and Bute may be particularly at risk given it's lengthy coastline, and predominance of coastal settlements.

5.12 **Table 5.2** summarises the likely significant environmental effects of each site in relation to the environmental assets of the area.

Table 5.2 Summary of the Likely Environmental Effects of the Sites				
Environmental factor	Allocations with effects that are likely to be:			
	Beneficial	Uncertain	Adverse	No effects
Population and Human Health	21	27	14	353
Material Assets	35	13	12	354
Cultural Heritage	3	21	10	381
Landscape	0	26	24	365
Soil	2	25	11	376
Biodiversity Flora and Fauna	0	19	16	379
Water	0	73	31	311
Air and Climatic Factors	1	50	36	328

Mitigation

5.13 The SEA can help to identify where mitigation can be applied to proposals to prevent, reduce, or potentially offset any predicted significant adverse effects. The Main Issues stage represents the earliest stage in the Local Development Plan 2 preparation process. At this stage the options both for policy development and site selection are wide ranging, and the SEA has helped to identify those areas where further consideration will be required before decisions can be taken regarding how to proceed with the proposed plan. Not all of the options or sites identified in the main issues report will be included in the plan at the proposed plan stage. The choices to be made for the proposed plan will be informed by responses to the consultation period on the Main Issues Report and on this Strategic Environmental Assessment.

5.14 Generally the development of policies in the LDP arising from the Main Issues Report will seek to avoid significant adverse impacts. This will be done by altering or changing the policy or providing cross reference to other policies in the plan which seek to avoid such impacts, or require mitigation to be provided.

5.15 In relation to proposed sites, all those new and re allocated sites which are to be included in the Proposed Development Plan 2 will be assessed against this SEA, and where significant adverse effects are predicted this may result in them not being included in the LDP 2. Where it is not possible to do this, then further assessment and site specific proposals for mitigation will be required. These requirements will be highlighted in development briefs which will be prepared in conjunction with the plan. Consideration will

also be given to including a specific policy in the plan which will require compliance with site development briefs and provision of mitigation as required.

6 Monitoring

6.1 Following the adoption of LDP 2 the Council will be required to monitor the possible significant environmental effects associated with the implementation of the plan.

6.2 The monitoring requirements for both the local development plan and the Strategic Environmental Assessment will be integrated with the Monitoring Statement for the next Local Development Plan. This will allow any significant environmental effects associated with the implementation of the LDP 2 to be identified, and will help inform the identification of future issues for consideration in the plan making process.

6.3 The following indicators are likely to be included in the monitoring framework.

SEA topic	Indicator	Source
Biodiversity, Flora and Fauna	Condition of designated sites Area of designated sites and % loss or gain of designated sites LBAP species/habitats stable or increasing Invasive Species control/expansion	ABC
Population and Human Health	Number of years of housing land supply in each housing market area. Level of affordable housing provision in housing market areas. Number of improved access routes Number of cycle paths Open space audit quantity/ quality	ABC
Soil	Area (ha) of Allocated Sites on better quality agricultural land. “% of allocations on areas of Carbon-rich soils, Deep peat and Priority peatland habitat as set out in the SNH Carbon and peatland 2016 map	ABC
Water	Ecological status of waterbodies	SEPA data on water quality
Air	Air quality monitoring reports	
Climate	Number of domestic and commercial renewable energy applications and consultations. % of developed land within the 1:200 year flood area.	ABC

SEA topic	Indicator	Source
Material Assets	Location and number of waste treatment facilities. % change in area of vacant or derelict land. Amount of new development on brownfield sites.	ABC
Cultural Heritage	Number of and area covered by Conservation Areas Number of applications effecting historic environment.	ABC
Landscape	Number of applications in NSA and APQs	ABC

7 Next Steps

7.1 The following table sets out the anticipated milestones in the preparation of the Local Development Plan 2 and the associated SEA:

Table 7.1. Proposed SEA Programme	
Programme	Stage
October – December 2017	Two month joint public and stakeholder consultation on Main Issues Report for the Argyll and Bute Local Development Plan 2 and the Environmental Report
December 2017 – April 2018	Analysis of comments received during consultation process
May – July 2018	Consultation on Proposed Argyll and Bute Local Development Plan 2, and SEA
August- October 2018	Consider Responses to LDP 2 and SEA
November 2018 – August 2019	Submission of and examination of Proposed Plan by Scottish Government Reporters
September 2019 – November 2019	Proposals to Adopt LDP 2 and SEA submitted to Scottish Ministers
December 2019 – January 2020	LDP 2 Adopted, and Post Adoption Statement for SEA.

Appendix A

The SEA process has been fully integrated into the site assessment process. All sites were desk analysed using GIS to indicate known environmental and other factors e.g. Special Conservation Areas, SSSI, Flood risk, pipelines, core paths. The majority of sites were visited and further information collated. All Key Agencies were asked for initial comments prior to formal comments being submitted at the Main Issues Report stage. Internal officers were asked for information e.g. Roads, Development Management.

Desk Analysis

SiteAddress

R.A.G. rating

LDP or CFS

[LDP Map](#)

Allocation

[Planning Constraints Map](#)

LDP LAYERS |
 ADDITIONAL LAYERS |
 BUFFER LAYERS |
 COMMENTS |
 SEA |
 SEA 2 |
 Key Agency |
 Site Visit Info

Water

Would development of the allocation significantly affect, directly or indirectly, the water quality of a loch or river or natural processes associated with river or coastal processes or systems

Assessment

Term

Comment

Mitigation

SEPA River SEPA Surface Water

SEPA treatment

Air and Climatic factors, water, material assets, biodiversity, landscape

Would development of the allocation significantly affect the risk of any development being flooded or the likelihood of new or extended flood defences being called for? Will the proposal reduce carbon emissions. Will the proposal effect travel patterns is it likely to

Assessment

Term

Comment

Mitigation

SEPA River SEPA Coastal

SEPA River Probabilit

SEPA Coastal Probabilit

Material Assets

To manage maintain and promote efficient use of material assets inc. Minerals, Waste Minimisation, Green Network, Existing Infrastructure Resources

Assessment X Term S Comment
 Waste Management Site Mitigation
 Brownfield

Cultural Heritage (including architectural, archaeological and garden and designed landscapes)

Would development of the allocation significantly affect a designated Conservation Area, Listed Building or its setting Special Built Environment Area or any other known asset of architectural, historic or townscape importance?
Would development of the allocation significantly affect any known archaeological site or monument or its setting where setting is important?
Would development of the allocation significantly affect, directly or indirectly, any designated or otherwise recognised Historic Garden or Designed Landscape?

Assessment X Term S Comments
Mitigation
 Special Built Environment Area (SBEA)
 Listed Buildings Listed Buildings Name
 Conservation Area Conservation Area Name
 Scheduled Monument Scheduled Monuments Name
 Garden and Designed Landscape

Landscape

Would development of the allocation significantly affect any designated National Park ,NSA or Green Belt or a defined Area of Panoramic Quality and Wild Land?

Assessment X Term S Comment
 Area of Panoramic Quality Mitigation
 National Scenic Area National Scenic Area Name
 Greenbelt
 Wild Land Wild Land Name

Soil

Would the development of the allocation significantly effect soil quality or area of carbon rich soil or deep peat or priority peatland habitat. Would the proposal effect the geology and natural land form or processes

Assessment X

Term S

Comment

Mitigation

- PEATCAT1
- PEATCAT2
- Land stability

Biodiversity, flora and fauna

Would development of the allocation significantly affect, directly or indirectly, a site of known ecological or geological importance, including a SPA, SAC, Ramsar Site, SSSI or LNCS or a Marine Consultation Area or any important woodland or a Tree Preservation Order?

Assessment X

Term S

Comment

Mitigation

- Local Nature Conservation Site
- Special Area of Conservation:
- Special Protection Area:
- RAMSAR:
- SSSI:
- National Nature Reserve:
- Marine Consultation Area:
- Local Nature Reserve:
- Semi Natural Ancient Wood:
- Ancient Woodland Inventory:
- Tree Preservation Order

SiteAddress

R.A.G. rating

LDP or CFS

Allocation

LDP Map

Planning Constraints Map

- LDP LAYERS
- ADDITIONAL LAYERS
- BUFFER LAYERS
- COMMENTS
- SEA
- SEA 2
- Key Agency
- Site Visit Info

Water

Would development of the allocation significantly affect, directly or indirectly, the water quality of a loch or river or natural processes associated with river or coastal processes or systems

Assessment X

Term

Comment

Mitigation

- SEPA River
- SEPA Surface Water

SEPA treatment

Air and Climatic factors, water, material assets, biodiversity, landscape

Would development of the allocation significantly affect the risk of any development being flooded or the likelihood of new or extended flood defences being called for? Will the proposal reduce carbon emissions. Will the proposal effect travel patterns is it likely to

Assessment X

Term

Comment

Mitigation

SEPA River

SEPA River Probabilit

SEPA Coastal

SEPA Coastal Probabilit

Appendix B

Assessment of the Issues Identified in the Main Issues Report for the Argyll and Bute Local Development Plan 2

Population and Human Health – would the policy have a significant affect on areas of known value for recreation, amenity outdoor access or community value	PHH
Material assets – would the policy manage, maintain and promote efficient use of material assets including Minerals, Waste Minimisation, Green Networks or Existing Infrastructure resources	MA
Cultural Heritage – does the policy significantly affect a Conservation Area, listed building, SBEA or any other known asset of architectural, historic or townscape importance, or would it significantly affect any known archaeological site, monument or its setting where its setting is important. Does it significantly affect directly or indirectly any designated or otherwise recognised Historic Garden or Designed Landscape.	CHA
Landscape – would the policy significantly affect any designated National Park, NSA, Greenbelt, APQ or Wild Land	LAN
Soil – is the policy likely to significantly affect soil quality or area of carbon rich soil or deep peat or priority peatland habitat? Would the policy effect geology or natural land form or processes?	SLS
Biodiversity, flora and fauna – is the policy likely to have a significant affect directly or indirectly on a site of known ecological or geological importance (SSSI, SPA, SAC, Ramsar site, LNCS or Marine Consultation Area)? Would the policy have a significant affect directly or indirectly on any important woodland as identified in Supplementary Guidance or by TPO	BFF
Water – would the policy have a significant affect directly or indirectly the water quality of a loch, river, or natural processes associated with river or coastal processes or systems	WTR
Air and Climatic Factors – would the policy significantly affect the risk of any new development being flooded, or the likelihood of new or extended flood defences being called for. Will the proposal reduce carbon emissions. Will the proposal effect travel patterns, is it likely to increase use of private transport?	ACF

Issue Ref	Question	PHH	MA	CHA	LAN	SLS	BFF	WTR	ACF	Comments
ISSUE MIR 1	The vision for Argyll and Bute is one of an economically successful, outward looking and highly adaptable area, which enjoys an outstanding natural and historic environment. This will be achieved through a simple flexible deliverable spatial strategy which continues to grow the population of Argyll and Bute through sustainable economic development.	+	+	✓	✓	✓	✓	✓	?	The overall objective should have positive effects on population and human health and on promoting best use of material assets. The other effects are considered to be largely neutral, a more successful economy may give rise to greater CO2 emissions uncertain effects are therefore predicted as these will be dependant on location, scale , and form of growth.
ISSUE MIR 2 22	Simplified key objectives to be <ul style="list-style-type: none"> • Sustainable growth of economy. • A spatial strategy that is deliverable and makes Argyll and Bute a low carbon place. • Integration of land use and community objectives. • Identify land for homes to meet future needs. • Protect, conserve and enhance the outstanding natural and built environment. • Create places people want to live, work and play in. 	?	?	?	?	?	?	?	?	The objectives seek to achieve a number of outcomes from the plan. These objectives are combined and are not intended to be mutually exclusive. If the policies and proposals in LDP 2 are implemented as intended then the overall effects should be positive or at least neutral.
ISSUE MIR 3	Promote deliverability of new developments by removing allocations which are failing to deliver and only include sites which are deliverable within the next 5- 10 years.	✓	+	✓	✓	✓	✓	+	+	This policy is likely to result in more efficient use of resources (material assets) and potentially more positive impacts on water and air and climatic factors than the current approach.
ISSUE MIR 3A	Leave all existing allocations as a means of potentially providing a wider range of sites.	✓	-	✓	✓	+	✓	✓	-	This policy could result in increased use of resources, a more dispersed approach to development and inefficient use of infrastructure, and may therefore have more negative effects than the preferred approach.
ISSUE MIR 4	Ensuring settlement boundaries are large enough to allow for 25% of housing development to come from wind fall sites.	✓	+	?	✓	✓	✓	✓	✓	Promotes use of existing infrastructure, detailed impact on Cultural Heritage unknown at strategic level
ISSUE MIR 5	Remove definition of different scales of development and rely on settlement strategy and boundaries to guide scale and quantity of development.	✓	+	✓	✓	✓	✓	✓	✓	May promote more efficient use of existing resources
ISSUE MIR 6	Identification of Tobermory-Oban-Dalmally growth corridor.	✓	+	✓	✓	✓	✓	✓	✓	Makes efficient use of existing infrastructure.

Issue Ref	Question	PHH	MA	CHA	LAN	SLS	BFF	WTR	ACF	Comments
ISSUE MIR 7	Provide an Oban Strategic Development Framework.	+	+	✓	✓	+	✓	✓	+	Should promote more efficient use of resources, and provide traffic management solutions to reduce traffic congestion.
ISSUE MIR 8	Remove the Oban Development Road from the LDP as it is a long term aspiration unlikely to be released during the plan period (2020-2030).	✓	✓	✓	+	+	+	+	+	There are likely to be more positive effects in pursuing this option if it is combined with ISSUE MIR 7 above.
ISSUE MIR 8A	Promote the Oban Development Road to release development opportunities and improve traffic management, update studies and try to identify funding .	✓	✓	?	✓	✓	?	?	?	There are a number of uncertain effects, as the detail and route of the project is yet to be determined.
ISSUE MIR 9	Promote Helensburgh and Lomond as a growth area to build on the existing and potential growth of population and employment opportunities, whilst recognising its green belt setting.	+	+	✓	✓	✓	✓	✓	✓	This approach would help to stabilise population decline in the area, and make efficient use of material assets. No other significant effects are predicted.
ISSUE MIR 10	A review of green belt boundaries to provide framework for development and infrastructure delivery in the medium to long term and to provide certainty over green belt boundaries the longer term (20-40 years).	+	+	✓	?	✓	✓	✓	+	Landscape impacts uncertain until review carried out.
ISSUE MIR 11	Developer contributions to assist delivery of access and transport improvements, education, affordable housing and green infrastructure where required.	+	+	✓	✓	✓	✓	✓	+	May enable more green infrastructure to be provided and promote active travel.
ISSUE MIR 12	Support growth of seafood and marine sectors by safeguarding sites, identifying new sites and expansion areas, developing a Marine Industries Infrastructure Requirements Assessment.	✓	+	✓	✓	✓	?	✓	✓	The uncertain effects indicate that further project level environmental assessment will be required in order to assess impacts and mitigation dependant on the location and scale of proposed growth or development.
ISSUE MIR 13	A more positive and simple policy for tourism development in the countryside, whilst safeguarding valued environmental resources.	✓	✓	✓	✓	✓	✓	✓	-	If successful this policy would be likely to increase the use of private transport, and potentially increase CO2 emissions. Mitigation to promote the use of public transport and development of active travel based tourism, could help to reduce these impacts.

Issue Ref	Question	PHH	MA	CHA	LAN	SLS	BFF	WTR	ACF	Comments
ISSUE MIR 14 and 15	Explore the potential for a new National Park.	?	?	?	?	?	?	?	?	The effects of this proposal have been assessed as uncertain. Overall there are likely to be positive effects, but this would be dependent upon the detail of any proposed designation, and would require to be subject to further SEA.
ISSUE MIR 16	Support the delivery of nationally identified project at Cruachan Dam.	-	✓	-	-	✓	-	-	+	Potential negative effects particularly short term as part of construction stage, some long term (Current dam is listed) some positive effects in the form of Carbon saving. Full assessment required at project level required as part of EIA, together with appropriate mitigation.
ISSUE MIR 17	Maintain regeneration focus in Campbeltown, Rothesay and Dunoon.	✓	+	+	✓	✓	✓	✓	✓	This proposal will protect cultural heritage, and make efficient use of material assets associated with these towns.
ISSUE MIR 18	Promote Mid Argyll's identity based on conservation and cultural heritage.	✓	✓	+	+	✓	+	✓	✓	This approach will increase awareness of the areas cultural heritage and biodiversity, with potential positive effects on these aspects
ISSUE MIR 19	Expand ROA to non designated countryside.	✓	✓	✓	✓	✓	✓	✓	?	This approach is considered not to have significant effects for most criteria. The effects on air and climatic factors is less certain. A more dispersed pattern of development could result in greater CO2 emissions from transport, however the significance of this will be influenced by other factors.
ISSUE MIR 20	On site renewable energy generation to be required in all new developments to deliver carbon savings.	✓	+	✓	✓	✓	✓	✓	+	This proposal could help reduce CO2 emissions and have positive impact on air and climatic factors, and would also promote efficient use of material assets.
ISSUE MIR 21	Require exploration of potential for district heating where heat mapping demonstrates potential capacity.	✓	+	✓	✓	✓	✓	✓	+	This proposal could help reduce CO2 emissions and have positive impact on air and climatic factors, and would also promote efficient use of material assets.

Issue Ref	Question	PHH	MA	CHA	LAN	SLS	BFF	WTR	ACF	Comments
ISSUE MIR 22	Remove SBEA designations from LDP.	✓	✓	✓	✓	✓	✓	✓	✓	The removal of this designation is considered to have no significant environmental effects, as there are no specific measures associated with its identification.

Key to Appendix B

- + A significant positive effect
- A significant negative effect
- ? Uncertain as to whether any significant + or – effects would be likely
- ✓ A neutral effect or no significant effect is likely

Appendix C

Assessment of Sites Identified in the Main Issues Report for the Argyll and Bute Local Development Plan 2

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
2	Land south of Pennyghael Hotel, Pennyghael, Isle of Mull, PA70 6HB	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Within APQ but previous planning consent granted Flood zone on very edge of site. Previous consent granted on the site.
3	Land south of Pennyghael Hotel, Pennyghael, Isle of Mull, PA70 6HB	-	✓	✓	-	✓	✓	✓	-	Comment: Nature and value of existing OSPAs need to be established Within APQ - potential impact on landscape setting SEPA do note a potential peat presence on about 20% of the site Part of site in flood zone but very close to the sea, therefore low risk of downstream flooding. Part of the site in flood zone Mitigation: Potential through quality of design and landscaping Area of site concerned could like be largely omitted Area of site concerned could like be largely omitted
4	Land north-east of Struan Crescent, Shillinghill, Tobermory, Isle of Mull, PA75 6AD	✓	✓	✓	✓	✓	✓	-	-	Comment: Site appears to contain peat but not listed as Cat1 or Cat2. SEPA note potential presence of wetland habitat on ~3% of site Adjacent watercourse but not in flood risk zone. SEPA note FRA required. Adjacent watercourse but not in flood risk zone. SEPA note FRA required. Mitigation: Potential to incorporate within development
5	Land south-east of Struan Crescent, Shillinghill, Tobermory, Isle of Mull, PA75 6AD	✓	✓	✓	?	✓	?	-	-	Comment: Unknown nature and size of final proposed use. Potential to have impact on local landscape and setting of town. Adjacent watercourse but not in flood risk zone. SEPA note FRA required. Adjacent watercourse but

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
										not in flood risk zone. SEPA note FRA required. Adjacent watercourse but not in flood risk zone. SEPA note FRA required.
6	Land to the South of Cuan Ferry in Torsa Bay, Island of Luing, Argyll	?	?	✓	-	✓	?	✓	-	Comment: Currently small number of moorings Existing infrastructure limited Scale of development proposed has potential to impact negatively on APQ Marine nature resource impacts require to be assessed Part within the 1 in 200 year coastal floodplain. Minor watercourses also flow through the site. Flood Risk Assessment required. Mitigation: No development coastal flood plain.
8	Ganavan, By Oban PA34 5TU	✓	✓	✓	✓	✓	?	?	?	Comment: Mature trees on site. Potential bats. Small area Semi Natural Ancient Woodland southern boundary Culverted watercourse in site. FRA required
12	Ballygowan Farm, Kilmore, By Oban, Argyll, PA34 4QE	+	✓	✓	✓	?	✓	✓	?	Comment: Proposal for tourism/recreation development Large area of peat on site but impact will relate to scale and nature of development Site is large area, potential for tourism/recreational development that avoids significant impact on resource Large site, scale and nature of proposed development liable to have minimal impact on this resource FRA required for area of site affected
13	land at Geilston , Cardross	?	?	✓	?	?	✓	?	?	Comment: Has potential to make positive contribution, but dependant on details submitted at Planning Application stage Further assessment required both alone and in combination with other sites to assess impact on Green Belt Area of better quality

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
										agricultural land requires to be assessed against alternatives as part of green belt review. Mitigation: SSSI and Woodland to be safeguarded at PP stage. FRA required FRA required
14	Dunollie Beg Farm South East Oban PA34 5TX	-	✓	✓	✓	✓	✓	✓	?	Comment: Potential to adversely impact on the amenity value afforded by landscape as backdrop to Oban Multiple watercourses. FRA required
15	Garden Centre Bridge of Awe TAYNULTPA35 1HT	✓	+	✓	✓	✓	✓	✓	?	Comment: Utilises infrastructure of existing development Near APQ but scale and nature not significant +100m from SPA FRA Required
16	Land south-east of Struan Crescent, Shillinghill, Tobermory, Isle of Mull, PA75 6AD	✓	✓	✓	-	✓	?	-	-	Comment: Nature of supermarket use potential to have impact on local landscape and setting of town. SEPA note potential for 30% of site to be wetland habitat. More information required. Adjacent watercourse but not in flood risk zone. SEPA note FRA required. Adjacent watercourse but not in flood risk zone. SEPA note FRA required.
17	Land adjacent to Dun na mara, Benderloch, Oban PA37 1RT	✓	✓	-	✓	✓	✓	-	✓	Comment: Core path crosses edge of site Standing stone on site. Adjacent to Scheduled Monument (Dun). Potential negative impacts. SEPA note surface water flooding. Mitigation: Could likely be incorporated into development. Siting and layout could mitigate some of the impact on the standing stone.
18	Land North and South West of Crosshill Farm, Campbeltown, PA28 6PE	?	✓	✓	✓	✓	✓	✓	✓	

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19	Land situated to the west of the B8035 (south of Glen Maree), Aros, Salen, Isle of Mull	✓	✓	✓	✓	?	✓	-	-	<p>Comment: Peat cat1 across small area of roadside fringe of site which. Although this would potentially be one of the more desirable to develop. More information needed. Ancient/Semi Natural woodland only on small part of site. Site within flood zone. FRA required. Site within flood zone. FRA required.</p> <p>Mitigation: Area could be omitted if needed</p>
20	Taynuilt - PDA4004	✓	✓	?	✓	✓	-	?	?	<p>Comment: Site adjacent to cemetery and in sight of Nelson's Monument. Much of site forms part of native wooded scarp. FRA required FRA required</p>
21	Tiroran Community ForestTiroranIsle of MullPA69 6ET	+	✓	✓	-	?	-	-	-	<p>Comment: Potential to improve access, recreation, education Significant opportunities for local materials and hydro power plant. Concerns from Roads dept regarding impact on road from construction traffic Large overall masterplan includes some Wild Land and in all APQ but proposed core area relatively contained. Need to ascertain where the peat concern is. Only part of the site is in SPA and this is generally more upland area and unlikely to see development pressure. Eagles nesting within the Community Woodland but aspirations revolve around conservation/education. Ancient woodland needs investigating. Overall wider site within flood area but core area is not and therefore would not likely impact Overall wider site within flood area but core area is not and therefore would not likely impact.</p>

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										Mitigation: Area of Wild land could be omitted. Allocation/designation could omit or take into account peat issues as much of the area would see no development. SPA area could be omitted from any allocation. Any allocation/identification could be limited to certain areas and caveated. Any allocation/identification could be limited to certain areas and caveated.
22	Cruachan Power Station, Dalmally, Argyll and Bute PA33 1AN	-	✓	-	-	✓	-	-	+	Comment: Potential for negative impacts during development phase restricting access to recreation/outdoor access area The Dam is a listed building. Construction phase liable to impact on this resource Construction phase liable to impact on this resource Potential during construction phase Flood risk; Carbon saving through pump storage hydro Mitigation: High standard of design required. Recording of existing structure. Nature of development (dam) offers control mechanism
23	Land between A814 and the railway in Ardoch	✓	✓	✓	✓	✓	✓	-	-	Comment FRA required
24	Land to the west of Hazel Cottage, Scalasaig	✓	✓	✓	✓	✓	✓	✓	✓	
25	Land South of Gortans Road, Port Bannatyne	✓	✓	✓	✓	✓	✓	✓	✓	
26	Land South of Ardmory House Hotel, Port Bannatyne	✓	✓	✓	✓	✓	✓	✓	✓	
27	Land at Ardbeg Farm, Port Bannatyne	✓	✓	✓	✓	✓	✓	✓	✓	

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28	Dalintart Farm, Oban.	✓	✓	✓	✓	✓	✓	?	?	Comment: Path in East of site Within Green Network Small area SE corner Water courses. FRA required
29	Vacant land adjacent to Colgrain Steading, Cardross G82 5JL	✓	✓	✓	-	✓	✓	✓	-	Comment: Would increase fragmentation of green belt, and dispersed settlement pattern. Dispersed settlement pattern would increase use of private transport.
30	Land off Keils Road, Craighouse, Isle of Jura, PA60 7XG.	✓	✓	✓	-	✓	✓	-	-	Comment: Core path is the adjoining road and would not likely be affected. Within NSA and offers some potential for landscape impact but also in existing Settlement Zone and relatively well related to settlement. Wet boggy unmanaged field. Within flood zone - potential for off site impact Within flood zone - potential to put development at risk
31	Land at Oban Seil (South), Isle of Seil, Oban	✓	✓	✓	-	✓	✓	✓	✓	Comment: A visible site within APQ and potential detrimental impact of ribboning effect of the settlement.
311	Land at Oban Seil (North), Isle of Seil, Oban	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Within APQ but some scope to accommodate small scale development as part of existing cluster
32	Land at The MoyCampbeltownArgyllPA28 6PF	✓	✓	✓	✓	✓	✓	✓	✓	
33	Land to north and west of Iona Stables, Lower Colgrain Farm, Cardross Road, Helensburgh, Argyll and Bute G82 5HG.	✓	+	✓	?	✓	✓	?	?	Comment: FRA required
34	Land on School Road (wee field), Kilcreggan.	+	+	✓	✓	✓	✓	✓	✓	

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35	Land behind Kilcreggan bowling green	-	✓	✓	✓	✓	✓	-	✓	Comment: Provides access route between housing and playspace, bowling green and open space. New vehicular crossing of burn required.
36	Land next to Craigrownie Gardens, School Road, Kilcreggan:	✓	✓	✓	✓	✓	✓	✓	✓	
37	Land above Barbour road & School road, Kilcreggan.	✓	✓	✓	✓	-	✓	?	?	Comment: Steep slope. Slope may exacerbate runoff to adjoining water course Runoff to adjoining watercourse.
38	Ballimore Farm Estate, Kilchrenan, Taynuilt, Argyll, PA35 1HD	✓	-	-	-	-	-	-	-	Comment: 20 units proposed over a low density site. Would potentially be resource inefficient in terms of utilities. Ancient monument within the adjacent loch could be affected if development were proposed in the shore side area. 20 units within a this APQ site would likely represent a noticeable change in character to the area. SNH note potential presence of Hen Harrier and Black Grouse Potential impact downstream Site within flood zone although only a section relating to the watercourse. Mitigation: Large site and development could avoid areas at risk.
39	Land of Old Army Camp at South Ailey Farm	✓	+	-	✓	✓	✓	✓	✓	Comment: Redevelopment of partly brownfield site Lower part of site in Conservation Area.
40	Lands of North Ailey Hill, Cove	✓	✓	✓	✓	✓	✓	✓	-	Comment: Remote from settlement, dispersed pattern of development would encourage greater private transport use.

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42	Kilmahew/ St Peter's Seminary, off Carman Road, Cardross, G82 5EY UK	+	+	+	✓	✓	✓	?	?	Comment: Proposals would improve public access Proposals would reuse derelict buildings Proposals provide new use for listed buildings FRA required
43	Polvinister Development land is located north of Polvinister Road, and bounded by Lonsdale Road and Glencruitten Road, Oban.	?	?	✓	✓	✓	-	?	?	Comment: Path through centre of site, Amenity landscape Part within Green network TPO Western edge of site Water courses. FRA required Mitigation: Safeguard TPO area within site
44	Land South West of Killean Cottage, an T-sraid, Lismore PA345UG	✓	✓	✓	✓	✓	?	✓	?	Comment: Small scale Adjacent to Local Nature Conservation Site FRA required
46	Field next to Progressive Care Centre, Craignure, Isle of Mull, PA65 6BE	✓	✓	✓	✓	✓	✓	-	-	Comment: Cat1 peat noted but this is only a small section overall site. SEPA note watercourse on boundary and surface water flood risk. FRA required. SEPA note watercourse on boundary and surface water flood risk. FRA required. Mitigation: Site boundary could be adjusted if necessary Watercourse needs investigating as not immediately evident on site Watercourse needs investigating as not immediately evident on site
47	Former Upper Academy Site, Westland Road, Rothesay, PA20 0JP	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Development of this site may affect the setting of the adjacent Rothesay Academy building.
48	Land off Balvicar Road, (LPD ref), Oban. Existing LDP Allocation - H-AL 5/6, Glengallon 3	✓	✓	✓	✓	✓	-	✓	?	Comment: Path Northern edge of site AWI along southern part of site Water Courses FRA required Mitigation: Remove from site

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49	Land west of Soroba House. Existing LDP allocation CFR- AL 5/5.	?	✓	✓	✓	✓	✓	?	?	Comment: Path through site FRA required
50	Land South of Glengallan Road, Oban	✓	✓	?	✓	-	-	?	?	Comment: Significant area of peat Multiple watercourses. FRA required Mitigation: Safeguard setting of Cairn Remove AWI area from site
52	Field Land, North of Barrmor ViewKilmartinPA31 8UN	✓	✓	-	-	✓	✓	✓	✓	Comment: Development would appear prominent when viewed from south of Kilmartin, extending built development up hill and affecting the setting of the conservation area. Development would appear prominent when viewed from south of Kilmartin, extending built development up hill.
53	Land west of Soroba Road, Oban	✓	?	✓	✓	?	✓	?	?	Comment: Distance from Oban, Scale of site. Approx 1/6th site Peat importance 2 FRA required
54	Field land, East of Knock – Adjacent to Allocation H-AL 12/16 (planning ref 10/01847/PP)	✓	✓	✓	✓	✓	?	✓	✓	Comment: Extension to existing allocation Area of woodland western edge
55	Land east of Soroba Road, South Oban.	✓	✓	✓	✓	✓	✓	?	?	Comment: Surface Water Multiple watercourses FRA required
56	Land South of Cattle Market, Soroba Road, Oban	-	✓	?	✓	✓	✓	?	?	Comment: Amenity value as visual buffer for industrial area Proximity of scheduled monument Ariogan, cairn 400m NNE of (SM 4161) lies to the west of the development boundary. Multiple watercourses FRA required
57	Land East of Aros Cottage, Aros, Isle of Mull	✓	✓	✓	-	✓	✓	✓	✓	Comment: Not in APQ or NSA but 20 units could have localised landscape harm on this sloping site.

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58	Land south east of the Cattle Market, Soroba Road, South Oban	-	✓	✓	✓	✓	✓	?	?	Comment: Amenity value impacted as acts as visual buffer for industrial area Surface water Multiple watercourses FRA required
59	Land by the Marine Resource Centre, Barcaldine, by Oban, Argyll, PA37 1SE	✓	✓	✓	✓	✓	?	-	-	Comment: Core path along edge of site within APQ but alongside established marine site. Potential to impact on adjacent SAC dependent on final use and any requirement for access to the sea or potential effluent discharge. Within flood zone. FRA required Within flood zone. FRA required Mitigation: Path could be incorporated into development Suitable design and siting could reduce harm
60	Land south of Glenshallach House, South Oban	-	✓	✓	✓	✓	✓	?	?	Comment: Amenity value of area could be negatively impacted on by development Surface Water Mutiple watercourses FRA required
61	Rush n Gush, Easdale Harbour, Easdale Island, Oban, PA34 4TB	✓	✓	-	✓	✓	✓	?	-	Comment: Core path on edge of site Within Conservation Area and partly on Scheduled Monument Coastal location for workshops. Would need further consultation/information regarding impact on coastal waters. Some of the site is within coastal flood zone. Mitigation: Could be incorporated or remain unaffected Area on Scheduled Monument could be omitted. High quality design required within Conservation Area Potential for these areas to be excluded

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62	Ferlochan, nr Benderloch, Argyll, PA37 1SE	✓	✓	✓	-	✓	?	?	-	<p>Comment: Core path crosses access. Within National Scenic Area and would be somewhat isolated industrial development in the landscape. Potential to impact on adjacent SAC dependent on final use and any requirement for access to the sea or potential effluent discharge Would need further consultation/information regarding impact on coastal waters. Part of the site in coastal flood zone.</p> <p>Mitigation: Could be incorporated Potential for siting outside flood zone.</p>
63	Land east of Tyneribbie House, Appin, Argyll PA38 4DB	✓	✓	✓	-	✓	✓	-	-	<p>Comment: Within APQ and potentially could have a negative effect Culvert through site and adjacent to flood zone. SEPA request FRA Culvert through site and adjacent to flood zone. SEPA request FRA</p> <p>Mitigation: Potential for good design and layout</p>
64	Land south of Clachan, Isle of Lismore	?	?	-	-	✓	✓	✓	✓	<p>Comment: Core Path through site Limited infrastructure Impact on setting of three scheduled monuments to the north and south-west of this site: St Moluag's Cathedral, Lismore (SM 286); Lismore Cathedral, cairn 180m W of (SM 4192); Clachan, burial ground NW of Killandrist (SM 244). Adjoins SBEA NSA - Lynn of Iorn. Scale and nature raise issues. Exposed area.</p>
65	Land to the east of Barrs Road/north of Kilmahew Avenue, Cardross (Kirkton Farm Phase 2)	✓	✓	✓	?	✓	✓	?	?	<p>Comment: Requires to be considered individually and in combination with others as part of green belt re assessment. FRA required</p>

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66	Land off Argyll Rd Kilcreggan	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Core path along Barbour Road
67	Redhouse Quarry, Whitehouse, By Tarbert, PA29 6XR	✓	?	✓	✓	?	?	✓	✓	Comment: Former hard rock quarry proposed to be re-opened. Landscape impact and demand not addressed. Ramsar site (West Loch) adjacent.
68	Land East of A15, Toward, North of Toward Parish Church	✓	✓	✓	✓	✓	?	?	✓	Comment: Woodland . FRA required
69	Cardross Golf Club, Main Road, Cardross, G82 5LB	-	-	?	?	✓	✓	✓	✓	Comment: Clubhouse is listed and Cardross Conservation Area adjoins To be considered individually and cumulatively as part of green belt assessment.
70	Field Land South of Port Ann – At existing junction Achnaba PA31 8SE	?	✓	✓	-	✓	✓	✓	?	Comment: Development of this site between the road and shore would be very prominent when viewed from the trunk road and would interrupt the open views southwards.
71	Land off North Campbell Road, Innellan, Argyll and Bute, PA23 7TL	?	✓	✓	✓	?	✓	?	✓	Comment: Site is currently wooded slope with issues over loss of trees, road access, surface water drainage and proximity to golf course.
72	Land to the north of MacLeod Drive, Helensburgh	?	✓	✓	-	✓	✓	✓	✓	Comment: Green belt issues and effect on landscape setting of Helensburgh.
73	Culcharron Quarry, nr Benderloch, Argyll, PA37 1RZ.	✓	?	✓	?	✓	✓	-	-	Comment: Would require re-phasing of quarry. More details needed. Would affect restoration plan for quarry. Further information needed. Only very small area of Cat1 peat. SNH note likely presence of deep peat. Permission already granted for quarrying in advance of this proposal. Adjacent water course and surface water flooding. FRA required. Adjacent water course and surface water flooding. FRA required.

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74	Land to the north of Gareloch Road, Helensburgh	✓	✓	✓	--	✓	✓	✓	-	Comment: FRA would be required
75	Land adjacent to the Shoreline Project Master Plan site, Bowmore South, Islay (Expansion Area 1)	✓	✓	✓	✓	✓	-	-	-	Comment: Attention needed over any final design and layout but is immediately adjacent to existing allocation. Adjacent to SPA and SSSI. Appropriate Assessment required as part of HRA. Within flood zone. FRA required. Within flood zone. FRA required. Mitigation: Access management plan for development likely required
751	Land adjacent to the Shoreline Project Master Plan site, Bowmore South, Islay (Expansion Area 2)	✓	✓	✓	✓	✓	-	-	-	Comment: Adjacent to SPA and SSSI. Appropriate Assessment required as part of HRA. Within flood zone. FRA required. Within flood zone. FRA required. Mitigation: Access management plan for development likely required.
752	Land adjacent to the Shoreline Project Master Plan site, Bowmore South, Islay (Expansion Area 3)	-	✓	-	✓	✓	-	-	-	Comment: Within HSE consultation zone relating to bonded warehouses. Potential impact upon setting of Listed Round Church Adjacent to SPA and SSSI. Appropriate Assessment required as part of HRA. Within flood zone. FRA required. Within flood zone. FRA required. Mitigation : Consideration of end uses in what would be a mixed use allocation. Exclusion of western areas of site or suitable end use. Access management plan for development likely required

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77	Land to north and south of Luss Road (A818) at Helensburgh Reservoirs, Helensburgh Northings : 683952 metres. Eastings : 230620 metres.	+	✓	✓	?	?	?	?	✓	Comment: The development is located within the Helensburgh Green Belt and includes part of the National Park. Site boundary would need to be adjusted. Impacts will be dependent on scale, location and type of development proposed. Masterplan approach required. Potential impact on category 2 peatland, FRA required Mitigation: Masterplan approach would be required and further environmental assessment at project level.
771	Land to north and south of Luss Road (A818) at Helensburgh Reservoirs, Helensburgh Northings : 683952 metres. Eastings : 230620 metres.	-	-	✓	-	-	-	?	✓	Comment: Right of way passes through area. Greenbelt. Further investigation of soil resource required. LNCS. FRA required
78	Land North West of Garron Bridge Inveraray PA32 8XF	✓	✓	-	?	✓		✓	✓	Comment: Site contains two listed buildings and a listed bridge. Site lies within a designed landscape Existing woodland would be affected by development of this site.
79	Land north of Lomond Grove, Helensburgh	✓	+	✓	?	✓	✓	-	✓	Comment: Requires individual and cumulative assessment as part of green belt review. FRA required.
80	Former Brickworks Site Land South of Argyll Caravan Site Inveraray PA32 8XT	✓	✓	✓	✓	✓	✓	?	?	Comment: Surface water drainage and the proximity of the shore may require submission of FRA.
81	Land to the north of Burnside, Gorton Road, Lochdon, Mull, PA64 6AP	✓	✓	✓	-	✓	✓	-	-	Comment: Backland to existing single frontage development pattern. Potential harm to landscape. SEPA note peat soils across site. Although mapping does not show Cat1 peat. Adjacent watercourses. FRA required.

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82	Land at Gorton Vogie Road, Bowmore, Islay (West)	✓	✓	✓	-	✓	✓	-	-	Comment: Sloping site on edge of settlement. Potential harmful effect on landscape and settlement setting. SEPA note peat soil. Not Cat1 on the map. Watercourse on site boundary. FRA required.
821	Land at Gorton Vogie Road, Bowmore, Islay (East)	✓	✓	✓	-	✓	✓	-	-	Comment: Gently sloping site on edge of settlement. Potential harmful effect on landscape and settlement setting. Ploughed agricultural field.
83	Land to the rear of Lady Ileene Road, Tarbert. Grid reference: NR862688	✓	✓	✓	✓	✓	✓	?	✓	Comment: Development of site might impact on adjacent Tarbert conservation area and there could be issues with surface water drainage. FRA required.
84	Land to north and west of Iona Stables. Lower Colgrain Farm Cardross Road Helensburgh G82 5HG	✓	-	✓	✓	✓	✓	-	-	Comment: Loss of identified employment and business land. Flooding identified as an issue, further investigation required.
85	Ardura Forest, Mull	✓	✓	✓	-	?	?	-	-	Comment: Within APQ - much depends on final proposals Cat1 and Cat2 peat on fringes of site. Need a bit more information regarding specific areas offering potential for development Site overlaps fringes of SAC, SPA and SSSI. Need a bit more information regarding specific areas offering potential for development Parts of site within surface/river flood zone. Mitigation: Suitable siting and design might be possible Development could avoid important peat areas Development could avoid sensitive areas for wildlife/habitats

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86	European Marine Science Park, Dunstaffnage, Oban	-	✓	✓	✓	✓	✓	✓	✓	Comment: Core Path western edge. Open Space Protection Area between Class 4 business use and housing. Mitigation: Boundary treatment. Additional amenity open space within Dunbeg scheme
9	Land immediately south of Gartness , between the village and the church	✓	✓	✓	-	✓	✓	-	-	Comment: Overall site at higher level could have some local landscape impact. Minor watercourse adjacent to site noted. FRA required. Mitigation: Potential that roadside areas might be suitable
B4001	Oban South	✓	✓	✓	✓	✓	✓	?	✓	Comment: Relatively large area of surface water flood zone shown.
B4002	Oban South	✓	✓	✓	✓	✓	✓	✓	✓	
B4003	Oban South	✓	✓	✓	✓	✓	✓	✓	✓	
B4004	Tobermory	✓	✓	✓	✓	-	✓	✓	✓	Comment: Access routes on fringe of site A little remote from town but near other existing infrastructure Cat1 peat shown across large portion of site Mitigation: Could be incorporated into development
BI- AL 9/1	Inveraray - North	✓	✓	✓	✓	✓	✓	✓	✓	
BI- AL 9/2	Inveraray - South	✓	✓	✓	✓	✓	✓	✓	✓	
BI- AL 9/3	Inveraray - East	✓	✓	✓	✓	✓	✓	✓	✓	
BI3001	Lochgilphead South	✓	✓	✓	✓	✓	✓	✓	✓	
BI-AL 10/3	Bridgend	✓	✓	✓	✓	✓	?	?	✓	Comment: Adjacent to Bridgend Flats SPA. Ancient woodland on edges of site - more information needed. Surface water flood zone across large area of the site.

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BI-AL 12/1	Lochgilphead - Kilmory Phase 3	✓	+	✓	✓	✓	✓	✓	✓	
BI-AL 2/1	Sandbank - Upper	✓	✓	✓	✓	✓	✓	✓	✓	
BI-AL 2/2	Sandbank - High Road	✓	✓	✓	✓	✓	✓	✓	✓	
BI-AL 3/1	Helensburgh - Craigendoran	✓	+	✓	✓	✓	✓	✓	-	Comment: Adjacent to SPA, FRA required.
BI-AL 5/2	Oban - Glengallan Road	✓	✓	✓	✓	✓	✓	✓	✓	
BI-AL 5/3	Oban - Glengallan Road	✓	✓	✓	✓	✓	✓	✓	✓	
BI-AL 5/4	Oban - Glengallan Road	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Some surface water flood zone but site appears in use.
BI-AL 5/5	Oban - Glengallan Road	✓	✓	✓	✓	✓	✓	✓	✓	
BI-AL 5/7	Oban Auction Mart	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Relatively small area of surface water flood zone noted.
BI-AL 5/9	Dunbeg - Dunstaffnage	✓	✓	✓	✓	✓	✓	✓	✓	Comment: FRA required.
BI-AL 6/2	Lochdon - Torosay	✓	?	✓	✓	?	?	?	✓	Comment: Existing quarry - information on phasing and extraction Area of Cat2 peat Information on extent of trees and any impact on TPO Surface water flood zone shown
BI-AL 12/2	Lochgilphead - Ach nabreck	?	?	✓	✓	✓	✓	✓	✓	
BI-AL 13/1	Tarbert - Glasgow Road	✓	✓	✓	✓	✓	✓	?	✓	Comment: Surface water flood area noted
BI-AL 14/1	Campbeltown - Snipefield	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Existing industrial estate now partially built out.
BI-AL 5/1	Oban - Glengallan Road	?	✓	✓	✓	✓	✓	?	?	Comment: HSE zone, needs more investigation. Core Path on fringe of site Scheduled monument - cave - nearby Surface water and river flood zone. FRA required. Mitigation: Core path could be incorporated

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CFR2001	Helensburgh Pierhead	+	+	✓	✓	✓	✓	✓	✓	Comment Improvements to recreation, outdoor space, and parking proposed Redevelopment of existing facility FRA to be carried out at project stage.
CFR-AL 3/3	Helensburgh – Kirkmichael	+	✓	✓	✓	✓	✓	✓	✓	Comment: Enhanced recreational facilities provided
CFR-AL 5/1	Benderloch	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Relatively small area of surface water flood zone
CFR-AL 5/2	Dunbeg School	✓	✓	✓	✓	✓	✓	-	-	Comment: Substantial part of site within river flood zone.
CFR-AL 5/6	Barcaldine	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Core path on existing road and would not likely be affected. Within APQ. Relatively small area of surface water flood zone Mitigation: Appropriate design required
CFR-AL 5/7	Appin/Tynribbie	✓	✓	✓	✓	✓	✓	?	✓	Comment: Just touches NSA - mostly in APQ. Large area of surface water flood zone. Mitigation: Appropriate design measures
CFR-AL 12/1	Lochgilphead – Kilmory	+	✓	✓	✓	✓	✓	✓	✓	Comment: TPO on fringe of site Area in coastal zone already a sports pitch. Mitigation: Trees could be avoided
CFR-AL 5/4	Dalmally	+	✓	✓	✓	✓	✓	✓	✓	Comment: Creates a new sports pitch within APQ River flood zone on very fringes of site (east and west). Mitigation: Appropriate design considerations required
CFR-AL 5/5	Oban Hospital	?	✓	✓	✓	✓	✓	✓	?	Comment: Path through site AWI touches SW corner of site FRA required
H- AL 1/1	Rothesay – Barone Road	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 1/3	Rothesay – Craigmore	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Allocation now partially built out.

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H- AL 1/5	Port Bannatyne – Kyles Hydro	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Former Hydro now demolished and site overgrown with mature trees. Development would involve loss of much of this woodland.
H- AL 10/10	Glenevedale	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 12/20	Ardrishaig – Kilduskland (New)	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 12/6	Ardrishaig – Kilduskland South	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 2/10	Kames – Kames Farm	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Site has been partially developed with timber holiday chalets.
H- AL 2/11	Sandbank – Ardnadam Farm	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Site had planning consent now lapsed
H- AL 2/13	Sandbank – Broxwood	✓	✓	✓	✓	✓	✓	?	✓	Comment: Site had planning consent now lapsed
H- AL 2/14	Strachur – Creggans	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Lower part of site has planning consent
H- AL 2/15	Strachur – Mid Letters	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 2/19	Toward	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 2/2	Dunoon – Pilot Street	✓	✓	✓	✓	✓	✓	✓	?	Comment: Milton Burn adjacent to site. FRA required.
H- AL 2/20	Toward – March Cottage	✓	✓	✓	✓	✓	✓	✓	?	Comment: Planning consent granted, site servicing works have commenced, but site now stalled. Surface water drainage a concern.
H- AL 2/3	Dunoon – Gordon Street	?	✓	✓	✓	✓	✓	✓	✓	Comment: Milton burn adjacent to site. FRA required. Claimed Right of Way may affect site.
H- AL 2/4	Dunoon – Kilbride Quarry North	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 2/5	Dunoon – Kilbride Quarry South	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 2/6	Dunoon – Bullwood	✓	✓	✓	✓	✓	✓	✓	✓	

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H- AL 2/9	Tighnabruaich	✓	+	?	✓	✓	✓	✓	✓	Comment: Adjacent special built environment area. Special design consultation required.
H- AL 3/1	Helensburgh – The Hermitage (1)	✓	X	✓	✓	X	✓	✓	✓	
H- AL 3/12	Helensburgh – Ardencaple	✓	✓	✓	✓	✓	✓	✓	✓	Comment: The development provides opportunity to secure more formal links between it and adjacent recreational areas.
H- AL 3/3	Garelochhead – Station Road	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 3/4	Garelochhead – Smithfield	✓	+	✓	✓	✓	✓	✓	✓	
H- AL 3/6	Shandon – Blairvadach	✓	+	?	✓	✓	✓	✓	✓	Comment: Careful design required
H- AL 5/12	Benderloch - North	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 5/13	Ledaig	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 5/15	North Connel – Lora View	✓	✓	✓	✓	?	✓	✓	✓	Comment: Further investigation at project stage with regard to possible impacts on Category 1 peatland.
H- AL 5/16	North Connel – Achnacree	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 5/19	Barcaldine	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 5/20	Kilchrenan	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 5/21	Kilmelford	✓	✓	✓	✓	✓	✓	✓	-	Comment: Flood risk assessment required
H- AL 5/22	Port Appin	✓	+	✓	✓	✓	✓	✓	✓	Comment: supports existing community FRA may be required
H- AL 5/3	Oban – Glenshellach Road 1	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 5/4	Oban – Glenshellach Road 2	-	?	-	?	-	?	?	?	
H- AL 5/6	Oban – Glengallon 3	✓	✓	✓	✓	✓	-	✓	?	Comment: AWI Southern part of site FRA required Mitigation: Remove this area from site
H- AL 5/8	Dunbeg – Dunstaffnage Mains	✓	+	✓	✓	✓	✓	✓	✓	
H- AL 6/1	Tobermory – Baliscate	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 6/4	Dervaig – Church Field	✓	✓	✓	✓	✓	✓	✓	✓	

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H- AL 6/5	Lochdon – North of Rock Cottage	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 6/6	Baile Mor – Iona	✓	✓	✓	✓	✓	✓	?	✓	Comment: Conservation Area any proposed development will require careful design and siting. Waste water drainage hot spot
H- AL 10/1	Ballygrant	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 10/5	Bruichladdich	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 10/6	Keills	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 10/7	Port Charlotte	✓	+	✓	✓	✓	✓	✓	✓	Comment: Supports existing community In relative proximity to Rinns of Islay SPA
H- AL 10/8	Port Ellen	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 12/1	Lochgilphead -Fernocho Crescent	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 12/15	Kilmichael Glassary – Bridgend	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Within Knapdale NSA FRA required
H- AL 12/16	Lochgair	✓	-	✓	✓	✓	✓	?	✓	Comment: infrastructure capacity constraint Water treatment system constraints require to be overcome
H- AL 12/19	Minard	✓	✓	✓	✓	✓	✓	?	✓	
H- AL 12/21	Tayvallich	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Within Knapdale NSA
H- AL 12/4	Ardfern – Soroba	✓	+	✓	✓	✓	✓	?	?	Comment: supports existing community, makes use of existing resources FRA required.
H- AL 13/1	Tarbert – Lady Ileene Road	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Development of site might impact on adjacent Tarbert conservation area and there could be issues with surface water drainage. FRA required.
H- AL 13/2	Tarbert – Campbeltown Road	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Site adjacent to White Shore footpath link to Tarbert
H- AL 13/4	Tarbert – Oakhill/Easfield	✓	✓	✓	✓	✓	✓	✓	?	Comment: Site low-lying. FRA required.
H- AL 14/1	Campbeltown – Braeside	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 14/2	Campbeltown – Pole Park	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Close to Machrihanish Dunes SSSI

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H- AL 14/3	Campbeltown – Dalintober	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Adjacent Special Built Environment Area but sensitive design and layout should minimise impact
H- AL 14/4	Campbeltown – Fort Argyll	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 14/5	Campbeltown – Kilkerran	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 14/6	Carradale	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 14/7	Peninver	✓	✓	✓	✓	✓	✓	✓	✓	
H- AL 14/8	Southend	✓	✓	✓	✓	✓	✓	✓	✓	
H1001	Sandbank	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Surface water flooding on part of site. FRA required.
H2002	Cardross – Kirkton Farm 1	✓	✓	?	✓	✓	✓	✓	✓	Comment: Listed buildings to north of site. Relative proximity to SPA
H2004	Helensburgh East – Helensburgh Golf Club	?	+	✓	✓	✓	✓	✓	✓	Comment: Golf course to be extended to north to compensate for area lost to housing. Need for ROW to be protected.
H2005	Helensburgh East – Sawmill Field, Cardross Road	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Listed building adjacent. Relative proximity to SPA. FRA required
H2006	Shandon – Blairvadach House	✓	+	?	✓	✓	✓	✓	✓	Comment: Reuse of existing site. Careful design required re listed building/setting of building
H2007	Helensburgh – The Hermitage (2)	✓	1	✓	✓	✓	✓	✓	✓	Comment: Reuse of brownfield site. Relative proximity to SPA
H3001	Port Ellen	✓	✓	✓	✓	✓	✓	✓	✓	
H3002	Fernoch Farm - Lochgilphead	✓	✓	✓	✓	✓	✓	✓	✓	
H3003	Inveraray – South	✓	✓	✓	✓	✓	✓	✓	✓	
H3004	Achahoish – Central	+	✓	✓	✓	✓	✓	✓	-	Comment: Includes sports pitch. Knapdale National Scenic. Area Flood Risk Assessment Required
H3005	Lochgilphead – Moneydrain Road	✓	✓	✓	✓	✓	✓	-	-	Comment: FRA required.

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H3006	Lochgilphead – High School	✓	+	✓	✓	✓	✓	✓	✓	Comment: Redevelopment of old high school site
H3007	Campbeltown – Bellfield	✓	✓	✓	✓	✓	✓	✓	✓	
H3008	Campbeltown – Roading	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Planning consent granted and site servicing (plots) completed.
H4001	Pennyghael	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Within APQ but previous planning consent granted. Flood zone on very edge of site.
H4002	Tobermory – Dervaig Road 1	✓	✓	✓	✓	✓	✓	✓	✓	
H4003	Salen	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Surface water on some small patches of site.
H4004	Bunessan	✓	✓	✓	✓	✓	✓	✓	✓	Comment: APQ but within context of existing settlement. Cat2 peat on small wedge of site and of this only a smaller section likely to be at risk.
H4005	Stronmilchan - Old Military Road	✓	✓	✓	✓	✓	✓	✓	✓	
H4006	Dunbeg - Pennyfuir	✓	✓	✓	✓	✓	✓	✓	✓	Comment: FRA required
H4007	Dunbeg 1	✓	✓	✓	✓	✓	✓	✓	✓	Comment: FRA required
H4009	Oban – Ganavan	✓	✓	✓	✓	✓	✓	✓	✓	
H4010	Kilmore - Church	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Planning permission granted for 5 units. Small patches of surface water flood zone
H4011	Kilchrenan	✓	✓	✓	✓	✓	✓	?	?	Comment: Previous consent granted. Site has a surrounding settlement context. Mitigation Suggest Avoidance / Mitigation of area of site within flood risk area.
H4012	Bridge of Awe	✓	✓	✓	✓	✓	✓	✓	✓	
H4013	Scarinish – Pier Road	✓	✓	✓	✓	✓	✓	✓	✓	

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H4014	Tobermory	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Site appears to contain peat but not listed as Cat1 or Cat2. Small patch of surface water flood zone.
H4015	Dunbeg 2	✓	✓	✓	✓	✓	✓	✓	✓	Comment: FRA required
MIN-AL 1/1	Kingarth Quarry	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 1/2	Kingarth—Ambrose Quarry	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 2/2	Killellan	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 5/1	Benderloch – Culcharron	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 5/2	Taynuilt – Barrachander	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 5/3	Bonawe	✓	✓	✓	✓	✓	✓	?	✓	Comment: Adjacent SSSI; SAC and Marine Consultation Area. HRA assessed no significant effect. Careful monitoring of pollution impacts required.
MIN-AL 5/4	Oban – Upper Soroba	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 6/1	Pennygowan	✓	+	✓	✓	✓	✓	✓	✓	
MIN-AL 6/2	Lochdon – Torosay Sand Pit	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 7/1	West Hynish - Tiree	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 9/1	Furnace	✓	+	✓	✓	✓	✓	?	✓	
MIN-AL 9/2	Cairndow—Clachan Quarry	✓	✓	✓	✓	✓	✓	✓	✓	Comment: The allocation is adjacent to a SPA, however it is compliant with HRA.
MIN-AL 10/1	Ballygrant	✓	✓	✓	✓	✓	✓	?	✓	Comment: Further assessment required at any future project stage.
MIN-AL 12/1	Achnaba – The Cut	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 12/2	Kilmartin	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 13/1	Corran Farm	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 14/1	Callibur Farm	✓	✓	✓	✓	✓	✓	✓	✓	
MIN-AL 14/2	Langa Quarry	✓	✓	✓	✓	✓	✓	✓	✓	

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MU - AL 5/4	North Connel – Airfield	✓	✓	✓	✓	?	✓	✓	✓	Comment: Assessment of impact on category 1 peat land required and project plan stage. FRA required.
MU - AL 6/1	Tobermory	✓	✓	✓	✓	✓	✓	✓	✓	
MU3001	Inveraray	✓	✓	?	✓	✓	✓	✓	✓	Comment: Listed buildings adjacent in Conservation Area.
MU3002	Bowmore - Islay	✓	+	✓	✓	✓	✓	✓	✓	Comment: In relative proximity to Laggan (Islay) SPA
MU3003	Port Mor - Port Charlotte, Islay	?	+	✓	✓	✓	✓	✓	✓	Comment: SSSI and SPA Rinns of Islay. HRA assessed no significant effect on qualifying interests.
MU3004	Lochgilphead South	?	✓	✓	✓	✓	✓	✓	✓	Comment: Mixed use – business and industry to enable community value. Adjacent to Listed Buildings
MU4001	Connel - Saulmore Farm	+	✓	✓	✓	✓	✓	✓	✓	Comment: Provision of new golf course
MU4002	Dunbeg	✓	?	✓	✓	?	✓	?	✓	Comment: Significant infrastructure investment required. Further investigation required, to avoid areas of deep peat. FRA required.
MU-AL 5/1	Dalmally	+	✓	✓	✓	✓	✓	✓	✓	Comment: Includes provision of community facilities and outdoor recreation area.
PDA 10/1	Bowmore – off Birch Drive	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 10/15	Port Ellen – Imeraval Road	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 10/16	Port Ellen – Heather Park	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Ancient Woodland Inventory - roadside fringe of site Surface water on small patch of overall site Mitigation: Development should avoid loss of trees Potential to address as part of any development
PDA 10/2	Bowmore – Glebe Land	✓	✓	✓	✓	✓	✓	✓	✓	Comment: In relative proximity to Bridgend Flats SPA

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PDA 10/23	Bridgend – Islay House Home Farm	✓	✓	?	✓	✓	✓	✓	✓	Comment: Listed buildings
PDA 10/28	Glenevedale 3	✓	✓	✓	✓	✓	✓	?	?	Comment: FRA required.
PDA 10/29	Glenevedale – North	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 10/3	Bowmore – Beech Avenue	✓	✓	✓	✓	✓	✓	✓	✓	Comment: In relative proximity to Bridgend Flats SPA
PDA 10/30	Glenevedale – Mid	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 10/31	Glenevedale – South	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 10/33	Ballygrant	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 10/34	Bowmore – Shore Street	✓	✓	✓	✓	✓	✓	✓	✓	Comment: In relative proximity to Bridgend Flats SPA
PDA 11/3	Craighouse – Ballard	✓	✓	✓	?	?	✓	✓	✓	Comment: Jura – NSA. In relative proximity to Jura, Scarba and Garvellachs SPA
PDA 12/13	Ardfern – Craighdhu	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/19	Ardrishaig – South Ardrishaig	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/21	Cairnbaan – Dail Farm	?	✓	✓	?	✓	✓	✓	✓	Comment: Right of way. Knapdale NSA
PDA 12/23	Cairnbaan – South of Lock 5	?	✓	?	?	✓	✓	✓	✓	Comment: Conservation Area and Scheduled Monument. Knapdale NSA
PDA 12/3	Lochgilphead – County Yard	✓	+	✓	✓	✓	✓	✓	?	Comment: brownfield redevelopment opportunity Fluvial 1:200 flood risk on part of site.
PDA 12/31	Craobh Haven	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/32	Kilmichael Glassary – North	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/34	Kilmichael Glassary – South	✓	✓	✓	?	✓	✓	-	✓	Comment: Knapdale NSA. FRA required
PDA 12/38	Crarae Garden	+	✓	✓	✓	✓	✓	✓	✓	Comment Tourism access and recreation benefits.
PDA 12/39	Crarae Point	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/53	Achahoish – South	✓	✓	✓	?	✓	✓	✓	✓	Comment: Knapdale NSA
PDA 12/55	Achahoish – West	✓	✓	✓	?	✓	✓	✓	✓	Comment: Knapdale NSA

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PDA 12/56	Crinan – North	?	✓	✓	?	✓	-	✓	✓	Comment: Adjacent core path Knapdale NSA Mitigation: Wooded areas to be kept free from development.
PDA 12/57	Crinan – South	✓	✓	?	?	✓	-	✓	✓	Comment: Conservation Area. Knapdale NSA Mitigation: Woodland to be kept free from development .
PDA 12/62	Inverneill – North	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/70	Ford – North	?	✓	?	✓	✓	✓	✓	✓	Comment: Core path. Scheduled Monument
PDA 12/72	Ford – South	✓	✓	✓	✓	✓	✓	?	✓	Comment: FRA required
PDA 12/73	Torran, by Ford – Torran Farm	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/74	Torran – Torran Lochside	?	✓	✓	✓	✓	✓	✓	✓	Comment: Core path
PDA 12/75	Achnaba	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/76	Lunga, by Craobh	?	✓	?	✓	✓	✓	✓	✓	Comment: Core path. Listed building
PDA 12/77	Brenfield, by Inverneill	+	✓	✓	✓	✓	✓	✓	✓	Comment: Tourism allocation
PDA 12/78	Inverneill – South	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/80	Ardfern – Glebe Land	✓	✓	✓	✓	✓	✓	?	✓	Comment: Waste water drainage hot spot
PDA 12/81	Craobh Haven	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/83	Kilmichael Glassary Woods	✓	?	✓	?	✓	✓	✓	✓	Comment: Knapdale NSA
PDA 13/2	Tarbert – Lady Ileene Road	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 13/3	Tarbert – Barfad	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 13/4	Tarbert – Glenfield	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 14/1	Campbeltown – Hillside Farm	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 14/14	Campbeltown – Gallowhill	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 14/15	Campbeltown – Witchburn Road	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 14/2	Campbeltown – Craiggowan Road	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 14/27	Machrihanish	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 14/3	Campbeltown – Balegreggan	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 14/4	Campbeltown – Bellfield	✓	✓	✓	✓	✓	✓	✓	✓	

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
PDA 14/5	Campbeltown – Bellfield	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 14/54	Peninver	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 14/6	Campbeltown - land to the rear of Bellgrove and Auchinlee	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/100	Toward	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/101	Tighnabruaich – Acharossan	+	+	✓	✓	✓	✓	✓	✓	Comment: Site being developed for forest crofts with sustainable management of woodland.
PDA 2/102	Strachur	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/14	Tighnabruaich – Middle Innens	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/35	Portavadie – Pollphail	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Planning consent issued for redevelopment.
PDA 2/37	Portavadie	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Site now part of larger marina/leisure development that is on-going.
PDA 2/38	Portavadie	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Site now part of larger marina/leisure development that is on-going.
PDA 2/42	Toward – Castle Toward	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Planning consent granted for change of use of Castle Toward.
PDA 2/43	Ardyne	✓	✓	✓	✓	✓	✓	?	✓	Comment: Aquaculture now included in allocation, effect on water quality unknown at present
PDA 2/44	Knockdow Estate	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/46	Largiemore	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/47	Sandbank – Orchard Farm	✓	✓	✓	✓	✓	✓	?	?	Comment: Presence of water body and proximity to watercourse
PDA 2/50	Sandbank – Hoopers Yard	✓	✓	✓	✓	✓	✓	✓	?	Comment: Site now part of larger marina development site.
PDA 2/51	Tighnabruaich – Boatyard	✓	✓	✓	✓	✓	✓	✓	✓	

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
PDA 3/11	Rosneath – Waterfront (1)	+	✓	✓	✓	✓	✓	✓	✓	Comment: Boundary amended to exclude informal recreation area to north.
PDA 3/12	Rosneath – Waterfront (2)	✓	+	✓	✓	✓	✓	✓	✓	
PDA 3/13	Rosneath – Waterfront (3)	✓	+	✓	✓	✓	✓	✓	✓	Comment: brownfield redevelopment opportunity FRA required.
PDA 3/14	Rosneath – Waterfront (4)	+	✓	✓	✓	✓	✓	✓	✓	Comment: May provide improved public access to shore.
PDA 3/29	Rhu Marina	+	+	?	✓	✓	✓	?	-	Comment: Will provide enhanced recreation facility Adjacent Conservation Area. Extension to marina will involve land reclamation and breakwaters.
PDA 4/3	Arinagour Farm Road – Arinagour	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/100	Barcaldine - Marine Resource Centre	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/105	Barcaldine	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/109	Bridge of Orchy	✓	✓	✓	✓	?	✓	✓	✓	
PDA 5/115	Dalavich	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/120	Eredine	✓	✓	✓	✓	✓	✓	?	?	Comment: FRA required
PDA 5/13	Oban - Glengallan Road	✓	✓	✓	✓	✓	✓	✓	✓	Comment: FRA required
PDA 5/131	Kilmore - Village Hall	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Flood zone just fringes site in few places
PDA 5/133	Kilmore – Barrans	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Flood zone over corners of site. Planning permission already granted.
PDA 5/137	Kilninver	✓	✓	✓	-	✓	✓	✓	✓	Comment: APQ - Limited development potential due to topography. Potential for some landscape/settlement setting harm Ancient/Natural woodland mapping over small section of site Flood zone across small section which does not lend itself to significant development. Mitigation: Would need very careful siting and design Loss of any important trees

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
										present should be avoidable Avoidance of that area.
PDA 5/138	Kilninver	✓	✓	✓	✓	✓	-	✓	✓	Comment: Significant section covered by trees River Flood zone over small patch River Flood zone over small patch Mitigation: Area could be avoided in favour of remainder of site This area around the watercourse could be avoided This area around the watercourse could be avoided
PDA 5/142	Melfort	✓	✓	✓	✓	✓	✓	?	?	Comment: FRA required
PDA 5/150	Portnacraoish	✓	?	✓	✓	✓	✓	✓	✓	Comment: Access issues
PDA 5/151	Portnacraoish	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/152	Portnacraoish	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/155	Lismore - Northern Ferry Point	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/163	Bridge of Orchy	✓	✓	✓	✓	?	✓	✓	✓	Comment: Assessment for peat required at project stage
PDA 5/164	Cullipool - Quarry	✓	+	?	✓	✓	✓	✓	✓	Comment: Development proposals will be required to conservation area.
PDA 5/165	Port Appin	✓	+	✓	✓	✓	✓	✓	✓	Comment: Supports existing community and adjacent to allocated housing site.
PDA 5/167	Lismore - Achnacraoish	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/168	Cladich	✓	✓	✓	✓	✓	✓	✓	✓	Comment: FRA required
PDA 5/171	Oban – Moleigh	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/172	Dunbeg - Tom Liath	✓	✓	?	✓	?	✓	✓	✓	Comment: Scheduled Monument Project stage will require assessment peat deposits and suitable design/mitigation.
PDA 5/3	Oban - Longsdale	✓	-	✓	✓	✓	✓	✓	✓	Comment: significant infrastructure investment required
PDA 5/30	Benderloch - Keil Farm	✓	✓	✓	✓	?	✓	?	✓	Comment: Cat1 peat over corner of site, needs investigation. Large area of surface

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
										water flood zone shown on map. Needs investigation.
PDA 5/39	Ledaig	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/4	Oban - Glencruitten	✓	-	✓	✓	?	✓	✓	✓	Comment: Significant infrastructure investment required.
PDA 5/5	Oban - Glencruitten	✓	-	✓	✓	?	✓	✓	✓	Comment: Significant infrastructure investment required.
PDA 5/54	Connel - Camas Bruaich, Ruaidhe	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/6	Oban - Longsdale Road	✓	-	✓	✓	-	✓	?	✓	Comment: Requires substantial infrastructure investment to provide major new access road and service infrastructure. would require ground condition and flood risk assessment.
PDA 5/60	Dalmally	✓	✓	✓	✓	✓	✓	✓	✓	Comment: FRA required.
PDA 5/7	Oban - Glencruitten	✓	-	✓	✓	✓	✓	✓	✓	Comment: Significant infrastructure investment required.
PDA 5/71	North Connel - Airfield	✓	✓	✓	✓	✓	✓	?	✓	Comment: Area of Cat1 peat clips the site Area of surface water flooding on section of site. Waste water drainage hot spot Mitigation Surface water flood area could potentially be avoided.
PDA 5/72	North Connel - Airfield	✓	✓	✓	✓	?	✓	?	?	Comment: Cat1 peat shown across site. Waste water drainage hot spot Flood zone through middle of site. Planning Permission granted.
PDA 5/74	North Connel - Black Crofts	✓	✓	✓	✓	-	✓	-	✓	Comment: Relatively large area of Cat1 peat shown at northern end of site. Large area of surface water flood zone shown on the map. Waste water drainage hot spot
PDA 5/75	North Connel	✓	✓	✓	✓	✓	✓	-	✓	Comment: Relatively large area of surface water flood zone in middle of site. Waste water drainage hot spot

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
PDA 5/94	Lismore - Achnacroish	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/99	Barcaldine - Marine Resource Centre	✓	✓	?	✓	✓	✓	✓	✓	Comment: Scheduled Monument. FRA required
PDA 6/11	Craignure – Java	✓	✓	✓	✓	?	✓	?	✓	Comment: Cat 2 peat at northern end. Needs further consideration. Surface water flood zone shown. Doesn't initially appear to be significant issue on the ground
PDA 6/13	Craignure – East	?	✓	✓	✓	✓	?	?	✓	Comment: Core path through middle of site. Ancient/Natural woodland shown on part of site. Needs more investigation Surface water flood zone shown on corner of site Mitigation: Could be incorporated but need more detail
PDA 6/18	Salen Bay	✓	✓	✓	✓	✓	✓	?	?	Comment: Coastal flood zone over edges of site and some surface water flood zone needs more investigation Coastal flood zone over edges of site needs more investigation
PDA 6/19	Salen – Glenmore	✓	✓	✓	✓	✓	✓	?	✓	Comment: Relatively small areas of surface water flood zone shown on map. Needs investigation.
PDA 6/20	Salen – Central	✓	✓	✓	✓	-	✓	?	✓	Comment: Large area of Cat1 peat shown Relatively small area of surface water flood zone shown adjacent to existing houses. Investigation needed.
PDA 6/23	Salen Pier	✓	✓	✓	✓	✓	✓	?	?	Comment: Core path is existing road. No likely impact. Coastal flood zone around edges of site. Needs more investigation. Coastal flood zone around edges of site. Needs more investigation.
PDA 6/27	Iona - Baile Mor	✓	✓	✓	✓	✓	✓	?	✓	Comment: Site is located within Conservation Area. Design and siting of development will be required to respect conservation area status. Waste water drainage hot spot

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
PDA 6/39	Fionnphort	✓	✓	✓	✓	-	✓	✓	✓	Comment: Within APQ but in context of settlement Large area shown as Cat1 peat Mitigation: Careful siting and design would be required
PDA 6/4	Tobermory – St Marys	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Small areas of surface water flood zone noted
PDA 6/41	Lochdon – Lochdon North	✓	✓	✓	✓	✓	✓	✓	✓	Comment: Small area of Cat2 peat at northern end of site although this area somewhat cut off by a small watercourse Mitigation: Likely this area could be avoided
PDA 6/42	Lochdon – Lochdon South	✓	✓	✓	✓	✓	✓	?	✓	Comment: Patch of surface water flood zone on large patch of site
PDA 6/46	Dervaig – North	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 6/49	West Ardhu	✓	✓	✓	✓	✓	✓	?	?	Comment: Only very small corner of the site covered by Cat1 peat River flood zone on part of site. FRA required.
PDA 6/5	Tobermory – South Riverside	✓	✓	✓	✓	✓	✓	?	?	Comment: River flood zone across part of site. FRA required.
PDA 6/50	Craignure – West	✓	✓	✓	✓	✓	?	✓	✓	Comment: Core path passes through corner of site Impact on woodland needs further information Could be incorporated into development
PDA 6/52	Tobermory – Dervaig Road 2	✓	✓	✓	✓	-	✓	✓	✓	Comment: Large area of Cat1 peat across site Small area of river flood zone noted on edge of site. Small area of surface water flood zone noted Small area of river flood zone noted on edge of site Mitigation: Areas could potentially be avoided Areas could potentially be avoided
PDA 6/6	Tobermory – Baliscate North	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 8/1	Scalasaig	✓	✓	✓	✓	✓	✓	✓	✓	

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
PDA 9/12	Cairndow – Oyster Bar	✓	✓	✓	✓	✓	✓	✓	✓	Comment: near to Glen Etive and Glen Fyne SPA
PDA 9/13	Cairndow – Inverfyne	✓	✓	✓	✓	✓	✓	✓	✓	Comment: near to Glen Etive and Glen Fyne SPA
PDA 9/15	Inveraray	✓	✓	?	✓	✓	✓	✓	✓	
PDA 9/16	Ardkinglas	✓	✓	?	✓	✓	✓	✓	✓	Comment: Within area of garden and designed landscape.
PDA 9/8	Furnace	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 1/1	Rothesay – Westlands Road	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 1/4	Port Bannatyne – Gortans Road	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 1/6	Port Bannatyne – Ardbeg Farm 1	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 1/7	Port Bannatyne – Ardbeg Farm 2	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 1/8	Port Bannatyne – Ardbeg Farm 3	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/37	Minard - Inverae Road	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 12/42	Tayvallich – Back Brae	✓	✓	✓	?	✓	✓	?	✓	Comment: Knapdale NSA In relative proximity to Tayvallich Juniper and Coast SAC . Waste water drainage hot spot
PDA 12/45	Tayvallich – adjacent to Carvel	✓	✓	✓	?	✓	✓	?	✓	Comment: Knapdale NSA Waste water drainage hot spot.
PDA 12/46	Tayvallich – Kintallen	✓	✓	✓	?	✓	✓	?	✓	Comment: Knapdale NSA Waste water drainage hot spot.
PDA 12/47	Tayvallich – Skurivaig	✓	✓	✓	?	✓	✓	?	✓	Comment: Knapdale NSA Waste water drainage hot spot. Surface water flood zone.
PDA 12/51	Tayvallich – Carsaig	✓	✓	✓	?	✓	✓	?	✓	Comment: Knapdale NSA Adjacent to Tayvallich Juniper and Coast SAC; also close to West Tayvallich Peninsula SSSI (Geological). Waste water drainage hot spot
PDA 2/1	Dunoon – Ardfillyne	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/2	Dunoon – Glenmorag	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/3	Dunoon – Glenmorag	✓	✓	✓	✓	✓	✓	✓	✓	

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
PDA 2/4	Dunoon – Glenmorag	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/5	Dunoon – Dunloskin	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 2/6	Dunoon – Dunloskin	✓	✓	✓	✓	✓	✓	✓	✓	
PDA 5/26	Oban - Ganavan	?	✓	✓	✓	✓	✓	✓	✓	Comment: Relocation of shinty pitch required as part of wider Dunbeg Corridor masterplan development. Potential archaeology within site. Development proposal will be required to avoid/mitigate
PDA1001	North Bute	+	✓	✓	?	✓	✓	✓	✓	Comment: Community land buy-out will increase public access and recreational opportunities. Site lies wholly within the Kyles of Bute NSA
PDA1003	Glendaruel	+	✓	✓	✓	✓	✓	✓	✓	Comment: Community land buyout
PDA1004	Strachur – Letters Way	✓	✓	✓	✓	✓	✓	✓	?	Comment: Site contains small watercourses. FRA required with planning app.
PDA1005	Strachur	✓	✓	✓	✓	✓	✓	✓	?	Comment: Site contains small watercourses. FRA required with planning app.
PDA1006	Strachur – South East of Manse Gardens	✓	✓	✓	✓	✓	✓	✓	✓	
PDA2001	Helensburgh – Claddock Moss Road	✓	+	✓	✓	✓	?	✓	✓	Comment: Reuse of semi brownfield land, LNCS site; Relative proximity to SPA. HRA assessed mitigation measures no significant effect
PDA3001	Machrihanish – Campbeltown Airport	✓	-	✓	✓	✓	-	✓	-	Comment: Adjacent to SSSI Could give rise to increased CO2 emissions from transport.
PDA3002	Tarbert – Land east of Barfad	✓	✓	✓	✓	✓	✓	✓	✓	
PDA3003	Southend – Kilmashenigan	✓	✓	✓	✓	✓	✓	✓	?	Comment: FRA required. Coastal flooding should be investigated
PDA3004	Bowmore North – Islay	✓	✓	✓	✓	✓	✓	✓	✓	
PDA3005	Bowmore Hospital Road – Islay	✓	✓	✓	✓	✓	✓	✓	✓	
PDA3006	Craobh Haven	?	✓	✓	✓	✓	?	✓	✓	Comment: OSPA

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
PDA3007	Salachry	✓	✓	✓	✓	?	✓	?	?	Comment: Further survey work on ground conditions and FRA required at project stage.
PDA3008	Lochgilphead, Argyll and Bute Hospital	?	+	✓	✓	✓	✓	✓	✓	Comment: Core paths, woodland.
PDA3009	Baddens, Lochgilphead	✓	-	✓	✓	✓	✓	-	-	Comment: FRA required Fluvial 200
PDA3010	Home Farm, Lochgilphead	+	✓	+	✓	✓	✓	✓	✓	Comment: Community development Development would result in new used for redundant listed buildings, and help secure long term future.
PDA3011	Inchjura, Carsaig	✓	✓	✓	?	✓	✓	✓	✓	Comment: NSA
PDA3012	Craobh Haven	?	✓	✓	✓	✓	✓	✓	✓	Comment: OSPA and woodland Woodland areas to be avoided.
PDA3013	Clock Lodge, Lochgilphead	✓	+	+	✓	✓	✓	✓	✓	Comment: Listed building -redevelopment will help secure future.
PDA4001	Dalmally	✓	✓	✓	✓	✓	✓	?	?	Comment: FRA required.
PDA4002	Appin Holiday Park - Appin	✓	✓	✓	✓	✓	✓	✓	✓	
PDA4003	Sealife Centre - Barcaldine	✓	✓	✓	✓	✓	✓	✓	✓	
PDA4004	Taynuilt	✓	✓	✓	✓	✓	✓	✓	✓	
PDA4005	McKelvie Heights 1, Glenshellach, Oban	-	✓	✓	✓	✓	✓	✓	✓	Comment: Significant impact on amenity value of landscape.
PDA4006	McKelvie Heights 2, Glenshellach, Oban	-	✓	✓	✓	?	✓	✓	✓	Comment: Significant impact on amenity value of landscape. Slope and ground conditions require further investigation
PDA4007	Lerags Glen, Oban	✓	✓	✓	✓	✓	✓	✓	✓	
PDA4008	Kilmelford Village Hall, Kilmelford	✓	✓	?	✓	✓	✓	?	?	Comment: Scheduled monument, further assessment required at project stage. FRA required.
PDA4009	Arinagour North, Isle of Coll	✓	✓	✓	✓	?	✓	✓	✓	Comment: Design and siting of development will be required to respect setting of listed building located centrally within site. Ground conditions require further investigation,

Site Ref	Address	Population and Human Health	Material Assets	Cultural Heritage	Landscape	Soil	Biodiversity Flora and Fauna	Water	Air and Climatic Factors	Comments/Mitigation
PDA4011	Oban South	✓	✓	✓	✓	✓	✓	✓	✓	
PDA4012	Kerrera	✓	+	✓	✓	✓	✓	✓	✓	Comment: includes infrastructure enhancements to support remote community Ferry House is C(S) Listed, consideration of this will be required in any development proposals
PDA4013	Fishnish	✓	✓	✓	✓	✓	✓	?	?	Comment: Within the 1:200 year Coastal Flooding Zone .
PDA4014	North Connel – Airfield	✓	✓	✓	✓	✓	✓	?	✓	Comment: Surface area flood zone. Waste water drainage hotspot 1:200 +CC Surface water flooding

Key to Appendix C

- + A significant positive effect
- A significant negative effect
- ? Uncertain as to whether any significant + or – effects would be likely
- ✓ A neutral effect or no significant effect is likely

Argyll and Bute Council
Development and Infrastructure
Director: Pippa Milne
www.argyll-bute.gov.uk
Chomhairle Earra-Ghàidheal is Bhòid