

Appendix 4 Assessment Matrices

1.0 Scenario 1

Scenario 1	
Summary Description	An onshore base on the island (office/warehouse/yard) with up to five workboats and one helicopter accessing the array. Requires a harbour or breakwater
Detailed Description	<p>Onshore O&M Base – On Tiree</p> <ul style="list-style-type: none"> An onshore base would have a Tiree base operating between the O&M office and workshops, harbour and helipad. Scenario 1 therefore has significant direct implications for Tiree in terms of O&M activity with impacts or benefits occurring at the O&M base, which is assumed to be at the harbour with possible facilities at the airport.

Scenario 1 – Onshore O&M Base – New Harbour/Breakwater Required				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
<p>Overall Economic Objective To ensure O&M helps to extend the wider aspiration of Scottish Government to create the conditions for sustainable economic growth and address regional and spatial disparities.</p>	Scenario 1 offers the potential for significant employment that would support wider policies for sustainable economic development and build additional capacity and resilience within the island economy.	Partnership working between public and private sector around agreed target outcomes.	Strengthening clarity of O&M requirements and assurances around opportunities and mitigation	The community are aware of both opportunity and impact associated with the proposed array and are seeking early clarity around commitments.
<p>Employment To seek to increase local employment opportunities that support skills and training and opportunities for young people whilst growing the locally employed population base and non-seasonal job opportunities.</p>	Scenario 1 support increased local employment through direct and indirect jobs estimated at 150 of which 38 are anticipated to be local. The Challenge: <ul style="list-style-type: none"> Making accessible local jobs Developing skills Avoiding substitution 	Developing an Employment Charter with SPR promoting measures associated with: <ul style="list-style-type: none"> Employment access Apprenticeships Adult skills training Educational bursaries Training/ Other 	Advance skills programmes required developed through Renewable Energy Action Plan (REAP). Lead time 2-3 years. Undertaking to include Employment Charter elements within SPR procurement.	Employment benefits are a key local benefit of any future array. Assurances around building local capacity; local job access and flexibility of working arrangements are all important to the local communities.
<p>Fishing To seek to maintain the fishing industry at current levels and/or support modest sustainable growth through improvements to infrastructure and secondary support for fishing incomes.</p>	Scenario 1 offers the potential to support the fishing sector with the provision of a public access harbour / breakwater. The Challenge: <ul style="list-style-type: none"> Creating new facilities of a scale that allows for multiple use / management Access to employment would support 	Early feasibility study advanced with CMAL to conclude feasibility of new harbour provision and mechanisms and programme for delivery. Feasibility study to inform detailed area masterplanning.	Wider fishing interests relative to the proposed array are addressed with Fishermen's Liaison Group	Fishing is a key local industry with sensitivities in an island community. Support for the fishing sector would offer an outcome with strong local support.

Scenario 1 – Onshore O&M Base – New Harbour/Breakwater Required				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
	secondary fishing incomes <ul style="list-style-type: none"> • Developing skills • Avoiding employment substitution 			
Agriculture To seek to maintain current land management practice and capacity including access to markets and sustaining agricultural / crofting employment	Scenario 1 offers the potential to support the crofting/agricultural sector with the provision of a harbour / breakwater and would therefore increase reliability of ferry services and access to markets, goods and services but there is a need to support this sector through: <ul style="list-style-type: none"> • Access to employment to support secondary crofting incomes • Developing skills • Avoiding employment substitution 	Commitment through sensitive land use planning to ensure: <ul style="list-style-type: none"> • No significant loss of agricultural land • No loss of ferry capacity • No changes to existing land management practices • New employment that can support agricultural incomes • Improvements to ICT / Broadband – superfast connection 	Need to maintain consultation and dialogue with Tiree Rural Development (TRD), Crofting Association and NFUS for any land based O&M facilities that may have a potential impact on agricultural practices	Agriculture is a key local industry with sensitivities in an island community.
Transport To seek to maintain and enhance transportation access within the modes of air, sea and road with appropriate improvements to infrastructure or service levels that recognise the needs of all sectors.	Harbour <ul style="list-style-type: none"> • A harbour facility created by a breakwater and offering pontoon / quay access will be required. • Offering safe haven for workboats all year round • Pontoon and Quay facilities • 150 (+10)m sheltered pontoon length • Marine fuel bunkering (200,000l capacity) serviced and refuelled by sea-barge. It is not anticipated that workboat fuelling would require fuel import by ferry. Airport / Heliport <ul style="list-style-type: none"> • The O&M operation could be supported by a helicopter base either at the harbour or potentially at the airport. Helicopter provision would include a hangar, helipad and fuel bunkering. Flight levels are currently under assessment but worst case numbers suggest 7-12 return flights per day. 	<ul style="list-style-type: none"> • Infrastructure clearly needs to match any intensification of use whether this be associated with harbour/airport or roads. Local road upgrades may offer wider benefits as would development of the harbour. Issues requiring to be addressed would include: • Harbour improvements may offer wider support to existing local businesses e.g. • Creating access for fishing / recreational boats and improving ferry weather protection • Helicopter flights paths across defined sea routes could mitigate island over-flying. • Protecting existing air and sea 	A growing population would introduce both opportunity and impacts with mitigation dependent on investment in local capacity. Discussions will be progressed with a number of key service providers to identify any specific measures or responses. <ul style="list-style-type: none"> • Discussions with CMAL / Calmac and HIAL regarding Lifeline services • Discussion with Argyll and Bute Council and relevant health providers • A harbour is a requirement to support this scenario 	Transport is a hugely important issue for Tiree and Scenario 1 has greatest potential for impacts to existing capacities : <ul style="list-style-type: none"> • Need to maintain adequate service provision • Island communities are reliant on transport for goods and services, business connections, family connections and access to a range of services on the mainland including healthcare, employment and education and shopping etc

Scenario 1 – Onshore O&M Base – New Harbour/Breakwater Required				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
	<p>Local Roads</p> <ul style="list-style-type: none"> The O&M operation may require some local Road Network upgrading but only in the immediate local area of the O&M Base or between the base and the harbour. Access to the harbour / breakwater will be required for vehicles. If helipad facilities were located at the airport volumes of traffic are unlikely to be significant. 	<p>capacity</p> <p>Scenario 1 O&M operations by increasing island population will place additional demand on air and ferry connections. An increase in population will require a review of current air and ferry capacity. Vehicular ferry capacity at weekends & in the summer months is near or at capacity. Reducing ferry cancellations and any improvement to capacity would offer local benefits.</p>		
<p>Tourism</p> <p>To seek to maintain the 'special qualities of place' that support the tourism sector recognising the importance of sports / leisure / recreation and cultural heritage to the tourism economy.</p>	<p>Scenario 1 offers the potential to support the tourism sector with the provision of a harbour / breakwater and would therefore increase reliability of ferry services. Recognising Challenges re:</p> <ul style="list-style-type: none"> Access to employment to support tourism incomes Developing skills Avoiding employment substitution Maintaining 	<p>Commitment through sensitive land use planning to ensure:</p> <ul style="list-style-type: none"> No significant loss of agricultural land No loss of ferry capacity No changes to existing land management practices New employment that can support agricultural incomes Improvements to ICT / Broadband 	<p>Need to maintain consultation and dialogue with Crofting Association and NFUS for any land based O&M facilities that may have a potential impact on agricultural practices</p>	<p>Tourism is a hugely important sector for Tiree and Scenario 1 has greatest potential for impacts to existing capacities :</p> <ul style="list-style-type: none"> Need to maintain ferry capacities particularly during the peak summer months Need to forward plan for increased accommodations requirements such that O&M staff do not reduce tourism accommodation offering

Scenario 1 – Onshore O&M Base – New Harbour/Breakwater Required				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
<p>Overall Social Objective</p> <p>To ensure O&M helps secure positive</p>	<p>Scenario 1 offers the potential for significant employment opportunity that would support</p>	<p>Further detailed appraisal of the O&M Scenario once a preferred</p>	<p>Commitment to Community Benefit Review in</p>	<p>Need to recognise potential scale of incremental change on island</p>

Scenario 1 – Onshore O&M Base – New Harbour/Breakwater Required				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
benefits that will help to strengthen socio-economic conditions and add additional capacity linked to community needs and community infrastructure.	future economic growth and stability.	option has been identified and appropriate level of local engagement to inform service provision, capacity testing and infrastructure requirements.	consultation with key partners and the local community. Linkages to Tiree Community Growth Plan 2011 -2016	community and importance of maintaining quality and availability of services and infrastructure - special consideration required e.g. relative to Lifeline services.
Way of Life To seek to maintain a special 'way of life' that offers a diversity of community interests, opportunity for enterprise, for relaxation and amenity that support civic community capacity and health and avoids the loss of the things that make Tiree a special place to live, work and visit.	Scenario 1 is the option with the greatest level of 'change' to the island in terms of land based development and therefore needs careful consideration in relation to qualities that are valued by the community / visitors.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M that may impact on way of life and seek support e.g. for crofting / land management practices, Gaelic language.	Continued liaison during License/Planning process with community/stakeholders and partners.	Need to recognise that numerous small incremental changes equate to potentially large change on Tiree
Health To seek to maintain access to health facilities and ensure provision addresses future health needs	Scenario 1 has potential to increase the population by up to 20% (population growth of 143 people based on current resident population of 730), therefore increasing demand for health services.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified with local community / key stakeholders e.g. Cùram Thiriodh project / NHS.	Continued liaison during License/Planning process with community/stakeholders and partners.	Important to recognise current health service demands and peaks during summer months and that health service provision responds to demand. Need for timely review once O&M is better understood.
Heritage To seek to protect social, environmental and cultural heritage recognising a risk associated with de-population that impacts on a vibrant island cultural life.	Scenario 1 has the highest requirement for land based O&M development and therefore would represent a significant change from current levels of island development	Further detailed appraisal of the O&M Scenario once a preferred option has been identified. Ensure that local community and stakeholders continue to inform decision making for any land based O&M that may impact on way of life and seek support e.g. for crofting / land management practices, Gaelic language.	Continued liaison during License/Planning process with community/stakeholders and partners.	Need to recognise that numerous small incremental changes equate to potentially significant impacts on heritage of the island – important that character of Tiree is preserved recognising need for resilient population.
Education To seek to maintain access to education facilities and ensure educational provision addresses future	Based on the scenario mapping exercise completed and the assumptions therein, the additional population for Scenario 1 would equate to an additional 9 primary and 7	Developing an Employment Charter with SPR promoting measures associated with: • Employment access	Advance skills programmes required developed through Renewable Energy Action Plan (REAP)	Need to promote potential future career opportunities to current school pupils and leavers to support/enable those who wish to

Scenario 1 – Onshore O&M Base – New Harbour/Breakwater Required				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
needs including adult skills and training for future employment.	secondary school places with anticipated provision of adult training and apprenticeships available.	<ul style="list-style-type: none"> • Apprenticeships • Adult skills training • Educational bursaries • Training • Other 	Lead time 2-3 years Undertaking to include Employment Charter elements within SPR procurement.	stay on the island long term.
Housing To seek to ensure any additional population growth associated with O&M provides housing complementary to the existing settlement structure and its distinctive place qualities.	Based on the scenario mapping exercise completed and the assumptions therein, the additional population for Scenario 1 would require between 26 and 33 new homes. The locations of any new housing provision would need to be fully assessed on basis of design and technical considerations.	Appropriate forward planning for provision of new housing including affordable housing provision for existing population. Further detailed appraisal of the O&M Scenario once a preferred option has been identified.	Identification of potential housing land within LDP and appropriate forward planning of requirements with commitment to high quality building design and construction.	Island already has shortage of properties available for sale and rent particularly affordable housing and limited available land for new housing – would need careful planning and design.
Design To seek to ensure place quality is enhanced, derelict and vacant land and buildings are utilised, sustainable design principles and local bespoke design guidance is adopted.	Scenario Planning is an early stage in the overall Licensing and consenting process and therefore design of any Tiree based O&M will be informed by Argyll and Bute Council Design Codes/Design Guidance for the island.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / use of local architects and skills	Importance of buildings to the overall character of the island and commitment to high quality design of any new development.

Scenario 1 – Onshore O&M Base – New Harbour/Breakwater Required				
Environmental Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
Overall Environmental Objective To ensure O&M activity avoids significant environmental impacts on the natural environment recognising the special quality and sensitivity of Tiree's natural environment.	Scenario Planning is an early stage in the overall Licensing and consenting process and therefore design of any Tiree based O&M will be subject to options appraisal in recognition of the environmental sensitivities.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / HRA.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / workshops and full and early consultation with Marine Scotland, SNH and RSPB on proposals.	Tiree benefits from high quality environment with significant level of protected habitats and species recognised in European and National designations – need to fully assess any O&M scenario with potential for impacts particularly on fragile machair. Need to recognise the links between natural environment /

Scenario 1 – Onshore O&M Base – New Harbour/Breakwater Required				
Environmental Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
				access and recreation / environmental quality and tourism.
Nature Conservation To seek to respect nature conservation designations and ensure any future planning and design take full account of environmental/ impacts and conservation of natural systems.	The Scenario Planning exercise has identified the dependencies for Scenario 1 e.g. spatial relationship between harbour, airport, potential industrial land etc. and proximity of these areas to protected habitats and species and need for further assessment once O&M proposals have been fixed.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / HRA.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / workshops and full and early consultation with Marine Scotland, SNH and RSPB on proposals.	Tiree benefits from high quality environment with significant level of protected habitats and species recognised in European and National designations – need to fully assess any O&M scenario with potential for impacts particularly on fragile machair. Need to recognise the links between natural environment / access and recreation / environmental quality and tourism.
Noise To seek to ensure that the noise environment is addressed with specific reference to helicopter access and servicing.	Scenario 1 includes an anticipated 7-12 daily return helicopter flights between Tiree and the Argyll Array. There is a commitment to further assessment once O&M proposals are more fully understood relative to servicing requirements informed by the EIA and technical studies currently underway for the Array itself.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / Noise impact assessment.	Ensure that local community and stakeholders continue to be consulted on decision making for helipad/helicopter design and flight paths informed by technical studies to minimise noise disturbance.	Background noise levels are low – Tiree benefits from peaceful environment without noise emissions associated with industry and transport etc. Helicopter noise is a significant issue for residents that would need to be fully assessed and measures to reduce disturbance implemented.
Visual To seek to ensure that the visual environment is addressed with specific reference to place quality, buildings and design.	Scenario 1 has the highest requirement for land based O&M development and therefore would represent a significant change from current levels of island development. Scenario Planning is an early stage in the overall Licensing and consenting process and therefore design of any Tiree based O&M will be informed by Argyll and Bute Council Design Codes/Design Guidance	Further detailed appraisal of the O&M Scenario once a preferred option has been identified. Early decision on the Converter Station offshore or onshore will be important to the community. Assume that the converter station will be assessed as part	Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / use of local architects and skills. Additional consultation on converter station	Importance of buildings to the overall character of the island and commitment to high quality design of any new development. Converter Station is a significant issue for the local community given possible size, scale and location and needs to be fully

Scenario 1 – Onshore O&M Base – New Harbour/Breakwater Required				
Environmental Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
	for the island. The Converter Station is a significant issue that needs further assessment	of Argyll Array Licensing process.	recommended.	addressed through Licensing/Consenting.

2.0 Scenario 2

Scenario 2	
Summary Description	Offshore Platform
Detailed Description	<ul style="list-style-type: none"> An offshore platform servicing the offshore array with connections to the mainland base for staffing and equipment. Scenario 2 has no or negligible direct implications for Tiree in terms of O&M activity. Any impacts or benefits would occur wherever the O&M mainland base operates from - e.g. a mainland Scottish port

Scenario 2 – Offshore Platform				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
Overall Economic Objective To ensure O&M helps to extend the wider aspiration of Scottish Government to create the conditions for sustainable economic growth and address regional and spatial disparities.	Scenario 2 offers limited island based employment with limited opportunity to build additional capacity and resilience within the island economy.	Partnership working between public and private sector around agreed target outcomes.	Strengthening clarity of O&M requirements and assurances around opportunities and mitigation	The community are aware of both opportunity and impact associated with the proposed array and are seeking early clarity around commitments.
Employment To seek to increase local employment opportunities that support skills and training and opportunities for young people whilst growing the locally employed population base and non-seasonal job opportunities.	Scenario 2 provides very limited employment opportunity on Tiree although training and appropriate skills would ensure opportunity for employment based on the platform – linked to a mainland port/airport base.	Developing an Employment Charter with SPR promoting measures associated with: <ul style="list-style-type: none"> Employment access Apprenticeships Adult skills training Educational bursaries Training/ Other 	Advance skills programmes required developed through Renewable Energy Action Plan (REAP). Lead time 2-3 years. Undertaking to include Employment Charter elements within SPR procurement.	Employment benefits are a key local benefit of any future array. Assurances around building local capacity; local job access and flexibility of working arrangements are all important to the local communities.
Fishing To seek to maintain the fishing industry at current levels and/or support modest sustainable growth through improvements to infrastructure and secondary support for fishing incomes.	Scenario 2 would operate in similar way to north sea oil rig with no required development on Tiree apart from use of helipad at airport for emergencies therefore no infrastructure based benefits to local fishing fleet. Jobs likely to be mainland office/port/airport based with shifts on the platform which may not offer viable employment opportunity given seasonal nature of fishing.	Detailed assessment of O&M Scenario once 'fixed' to preferred option and continued consultation with fishermen during SPR Licensing and Consenting process to ensure that any potential issues are addressed early.	Wider fishing interests relative to the proposed array are addressed with Fishermen's Liaison Group - need for engagement with Argyll and Bute Renewable Energy Alliance (ABRA) re skills/opportunities.	Fishing is a key local industry with sensitivities in an island community. Support for the fishing sector would offer an outcome with strong local support. Need to maintain continued engagement around Community Benefits etc

Scenario 2 – Offshore Platform				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
<p>Agriculture To seek to maintain current land management practice and capacity including access to markets and sustaining agricultural / crofting employment</p>	<p>Scenario 2 offers minimal island based employment although potential for opportunity but will be dependent on skills and 'fit' of shift type work with crofting land management – may not be compatible and would limit uptake</p>	<p>Detailed assessment of O&M Scenario once 'fixed' to preferred option and continued consultation with local community / Tiree Rural Development / Crofting Association and NFUS.</p>	<p>Need to maintain consultation and dialogue with Tiree Rural Development (TRD), Crofting Association and NFUS for any land based O&M facilities that may have a potential impact on agricultural practices</p>	<p>Agriculture is a key local industry with sensitivities in an island community. Need to maintain continued engagement around Community Benefits etc</p>
<p>Transport To seek to maintain and enhance transportation access within the modes of air, sea and road with appropriate improvements to infrastructure or service levels that recognise the needs of all sectors.</p>	<p>Harbour No anticipated impacts or opportunities.</p> <p>Airport / Heliport There may be a requirement for use of the airport at Tiree for crew to arrive by fixed wing airplane for onward helicopter transfer out to the offshore platform as per north sea operations.</p> <p>Local Roads No local road network upgrading anticipated</p>	<p>Helicopter flights paths across defined sea routes could mitigate island over-flying. Need to protecting existing air and sea capacity i.e. Lifeline Services</p>	<p>Discussions with O&M Operator and HIAL</p>	<p>Transport is a hugely important issue for Tiree and whilst Scenario 2 has minimal pressure on existing services, there is a need to ensure that transfer / emergency helicopter flight frequency and flight paths are fully assessed and addressed as part of detailed planning of O&M.</p>
<p>Tourism To seek to maintain the 'special qualities of place' that support the tourism sector recognising the importance of sports / leisure / recreation and cultural heritage to the tourism economy.</p>	<p>Scenario 2 requires no O&M infrastructure on Tiree and therefore there are both limited impacts and opportunities for ancillary benefits from harbour upgrade or breakwater e.g. marinas or pontoons. No land based O&M based impacts on natural/historical environment.</p>	<p>No anticipated land based infrastructure required and therefore limited issues associated with O&M and tourism. Potential impacts of the Array will be assessed by SPR through EIA / Licensing / Planning processes.</p>	<p>Need to maintain consultation and dialogue with local communities and businesses.</p>	<p>Tourism is a hugely important sector for Tiree and early consultation and maintained dialogue once O&M scenario is better understood will be important.</p>

Scenario 2 – Offshore Platform				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
Overall Social Objective To ensure O&M helps secure positive benefits that will help to strengthen socio-economic conditions and add additional capacity linked to community needs and community infrastructure.	Scenario 2 provides very limited employment opportunity on Tiree although training and appropriate skills would ensure opportunity for employment based on the platform – linked to a mainland port/airport base.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified and appropriate level of local engagement to inform service provision, capacity testing and infrastructure requirements.	Commitment to Community Benefit Review in consultation with key partners and the local community. Linkages to Tiree Community Growth Plan 2011 -2016	Community Benefit review around future quality and availability of services and infrastructure - special consideration required e.g. relative to Lifeline services.
Way of Life To seek to maintain a special 'way of life' that offers a diversity of community interests, opportunity for enterprise, for relaxation and amenity that support civic community capacity and health and avoids the loss of the things that make Tiree a special place to live, work and visit.	Scenario 2 is the option requiring the least physical 'change' to the island in terms of land based development and minimal job creation therefore has minimal impacts on the island in terms of development intensification etc, population increase. Visual impacts of the platform will need to be addressed.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified and appropriate level of local engagement to inform Community Benefit options.	Continued liaison during License/Planning process with community/stakeholders and partners.	Community Benefit review around future quality and availability of services and infrastructure - special consideration required e.g. relative to Lifeline services.
Health To seek to maintain access to health facilities and ensure provision addresses future health needs	Scenario 2 does not introduce significant population change, if any given O&M staffing based on platform/from mainland port / airport.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified with local community / key stakeholders e.g. Cùram Thiriodh project / NHS.	Continued liaison during License/Planning process with community/stakeholders and partners.	Community Benefit review around future quality and availability of services and infrastructure.
Heritage To seek to protect social, environmental and cultural heritage recognising a risk associated with de-population that impacts on a vibrant island cultural life.	Scenario 2 is the option requiring the least physical 'change' to the island in terms of land based development. Scenario 2 does not introduce significant population change, if any given O&M staffing based on platform/from mainland port / airport.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified.	Continued liaison during License/Planning process with community/stakeholders and partners.	No island based employment therefore likely to limit opportunities for local community - Community Benefit review will be important to acceptability of Array on this basis.
Education To seek to maintain access to education facilities and ensure educational provision addresses future needs including adult skills and training	Scenario 2 does not require any additional load on community services however access to skills/training would be advanced.	Developing an Employment Charter with SPR promoting measures associated with: <ul style="list-style-type: none"> • Employment access • Apprenticeships 	Advance skills programmes required developed through Renewable Energy Action Plan (REAP) Lead time 2-3 years	Need to promote potential future career opportunities to current school pupils and leavers to support/enable those who wish to stay on the island long term.

Scenario 2 – Offshore Platform				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
for future employment.		<ul style="list-style-type: none"> • Adult skills training • Educational bursaries • Training / Other 	Undertaking to include Employment Charter elements within SPR procurement.	
Housing To seek to ensure any additional population growth associated with O&M provides housing complementary to the existing settlement structure and its distinctive place qualities.	Scenario 2 would require limited (if any) housing on Tiree based on assumptions made in scenario planning.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified and appropriate level of planning for housing numbers.	Continued liaison during License/Planning process with community/stakeholders and partners.	Island already has shortage of properties available for sale and rent particularly affordable housing and limited available land for new housing – would need careful planning and design.
Design To seek to ensure place quality is enhanced, derelict and vacant land and buildings are utilised, sustainable design principles and local bespoke design guidance is adopted.	Scenario Planning is an early stage in the overall Licensing and consenting process and therefore design of any Tiree based development (limited/minimal housing for Scenario 2) will be informed by Argyll and Bute Council Design Codes/Design Guidance for the island.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / use of local architects and skills	Importance of buildings to the overall character of the island and commitment to high quality design of any new development.

Scenario 2 – Offshore Platform				
Environmental Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
Overall Environmental Objective To ensure O&M activity avoids significant environmental impacts on the natural environment recognising the special quality and sensitivity of Tiree's natural environment.	Scenario 2 requires no O&M infrastructure on Tiree and therefore limited potential for environmental issues at marine/land interface.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / HRA.	Need for full and early consultation with Marine Scotland, SNH and RSPB on proposals.	Tiree benefits from high quality environment with significant level of protected habitats and species recognised in European and National designations – need to fully assess any O&M scenario with potential for impacts particularly on fragile machair. Need to recognise the links between natural environment / access and recreation /

Scenario 2 – Offshore Platform				
Environmental Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
				environmental quality and tourism.
Nature Conservation To seek to respect nature conservation designations and ensure any future planning and design take full account of environmental/ impacts and conservation of natural systems.	The Scenario Planning exercise has identified the dependencies for Scenario 2 e.g. spatial relationship between mainland harbour and airport (Glasgow/Oban/Prestwick/Tiree), potential industrial land etc. and proximity of these areas to protected habitats and species and need for further assessment once O&M proposals have been fixed.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / HRA.	Ensure that local community and stakeholders continue to inform decision making with workshops and full and early consultation with Marine Scotland, SNH and RSPB on proposals.	Tiree benefits from high quality environment with significant level of protected habitats and species recognised in European and National designations – need to fully assess any O&M scenario with potential for impacts
Noise To seek to ensure that the noise environment is addressed with specific reference to helicopter access and servicing.	Scenario 2 may seek to use Tiree airport to a limited degree for local O&M staff choosing to be resident on the island. Emergency access to helipad at airport for medical /technical purposes.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / Noise impact assessment.	Ensure that local community and stakeholders continue to be consulted on decision making for helipad/helicopter design and flight paths informed by technical studies to minimise noise disturbance.	Background noise levels are low – Tiree benefits from peaceful environment without noise emissions associated with industry and transport etc. Helicopter noise is a significant issue for residents that would need to be fully assessed and measures to reduce disturbance implemented.
Visual To seek to ensure that the visual environment is addressed with specific reference to place quality, buildings and design.	Scenario 2 requires no O&M infrastructure on Tiree and therefore limited potential for environmental issues at marine/land interface.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified. Early decision on the Converter Station offshore or onshore will be important to the community. Assume that the converter station will be assessed as part of Argyll Array Licensing process.	Consultation on location of offshore platform to minimise visual impacts. Additional consultation on converter station recommended.	Importance of buildings to the overall character of the island and commitment to high quality design of any new development. Converter Station is a significant issue for the local community given possible size, scale and location and needs to be fully addressed through Licensing/Consenting.

3.0 Scenario 3

Scenario 3	
Summary Description	Offshore O&M Base – Mothership
Detailed Description	<ul style="list-style-type: none"> An offshore mothership arrangement for servicing the offshore array operating from a mainland port. Scenario 3 has an Operational Control Centre and helicopter crew based on Tiree with all other O&M based on the Mothership. This Scenario therefore has minor direct implications for Tiree in terms of O&M activity. The main impacts or benefits would occur wherever the O&M mainland base operates from - e.g. a mainland Scottish port

Scenario 3 – Offshore O&M Base – Mothership with Operating Control Centre and Helicopter crew on Tiree				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
Overall Economic Objective To ensure O&M helps to extend the wider aspiration of Scottish Government to create the conditions for sustainable economic growth and address regional and spatial disparities.	Offshore staffing limits the employment opportunities to those jobs based in the Operating Control Centre.	Partnership working between public and private sector around agreed target outcomes.	Strengthening clarity of O&M requirements and assurances around opportunities and mitigation	The community are aware of both opportunity and impact associated with the proposed array and are seeking early clarity around commitments.
Employment To seek to increase local employment opportunities that support skills and training and opportunities for young people whilst growing the locally employed population base and non-seasonal job opportunities.	Scenario 3 support increased local employment through direct and indirect jobs estimated at 25 array jobs of which 6 are anticipated to be local based on the scenario planning assumptions made to date. The Challenge: <ul style="list-style-type: none"> Making accessible local jobs Developing skills Avoiding substitution 	Developing an Employment Charter with SPR promoting measures associated with: <ul style="list-style-type: none"> Employment access Apprenticeships Adult skills training Educational bursaries Training/ Other 	Advance skills programmes required developed through Renewable Energy Action Plan (REAP). Lead time 2-3 years. Undertaking to include Employment Charter elements within SPR procurement.	Employment benefits are a key local benefit of any future array. Assurances around building local capacity; local job access and flexibility of working arrangements are all important to the local communities.
Fishing To seek to maintain the fishing industry at current levels and/or support modest sustainable growth through improvements to infrastructure and secondary support for fishing incomes.	In Scenario 3, the motherships and any daughter workboats are based within the Array /Mainland port and therefore there are no ancillary benefits to fishing fleet as no harbour/breakwater required. Opportunity for secondary employment/support to O&M operations on the island.	Detailed assessment of O&M Scenario once 'fixed' to preferred option and continued consultation with fishermen during SPR Licensing and Consenting process to ensure that any potential issues are addressed early.	Wider fishing interests relative to the proposed array are addressed with Fishermen's Liaison Group - need for engagement with Argyll and Bute Renewable Energy Alliance (ABRA) re skills/opportunities.	Fishing is a key local industry with sensitivities in an island community. Support for the fishing sector would offer an outcome with strong local support. Need to maintain continued engagement around Community Benefits etc
Agriculture To seek to maintain current land	Scenario 3 would have limited development requirements on the island – operating control	Commitment through sensitive land use planning to ensure:	Need to maintain consultation and dialogue	Agriculture is a key local industry with sensitivities in an island

Scenario 3 – Offshore O&M Base – Mothership with Operating Control Centre and Helicopter crew on Tiree				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
management practice and capacity including access to markets and sustaining agricultural / crofting employment	centre and use of helipad. Locations of the O&M infrastructure would need to be agreed based on review of dependencies between the facilities and airport / harbour etc.	<ul style="list-style-type: none"> No significant loss of agricultural land No loss of ferry capacity No changes to existing land management practices New employment that can support agricultural incomes Improvements to ICT / Broadband – superfast connection 	with Tiree Rural Development (TRD), Crofting Association and NFUS for any land based O&M facilities that may have a potential impact on agricultural practices	community.
<p>Transport</p> <p>To seek to maintain and enhance transportation access within the modes of air, sea and road with appropriate improvements to infrastructure or service levels that recognise the needs of all sectors.</p>	<p>Harbour</p> <ul style="list-style-type: none"> No harbour/breakwater required – motherships would operate from a mainland port <p>Airport / Heliport</p> <ul style="list-style-type: none"> The O&M operation could be supported by a helicopter base either at the harbour or potentially at the airport. Helicopter provision would include a hangar, helipad and fuel bunkering. Flight levels are currently under assessment but worst case numbers suggest 1-5 return flights per day <p>Local Roads</p> <ul style="list-style-type: none"> The O&M operation may require some local Road Network upgrading but only in the immediate local area of the O&M Operating Control Centre or between this and the helipad.. If helipad facilities were located at the airport volumes of traffic are unlikely to be significant. 	<ul style="list-style-type: none"> Infrastructure clearly needs to match any intensification of use whether this be associated with harbour/airport or roads. Local road upgrades may offer wider benefits as would development of the harbour. Issues requiring to be addressed would include: Helicopter flights paths across defined sea routes could mitigate island over-flying. Protecting existing air and sea capacity <p>Scenario 3 O&M operations by increasing island population will place additional demand on air and ferry connections.</p>	<p>A growing population would introduce both opportunity and impacts with mitigation dependent on investment in local capacity. Discussions will be progressed with a number of key service providers to identify any specific measures or responses.</p> <ul style="list-style-type: none"> Discussions with CMAL / Calmac and HIAL regarding Lifeline services 	<p>Transport is a hugely important issue for Tiree and Scenario 1 has greatest potential for impacts to existing capacities :</p> <ul style="list-style-type: none"> Need to maintain adequate service provision Island communities are reliant on transport for goods and services, business connections, family connections and access to a range of services on the mainland including healthcare, employment and education and shopping etc
<p>Tourism</p> <p>To seek to maintain the 'special qualities of place' that support the tourism sector recognising the importance of sports / leisure /</p>	Scenario 3 requires limited infrastructure on Tiree - need for this to be sensitively designed to support the objective.	<p>Commitment through sensitive land use planning to ensure:</p> <ul style="list-style-type: none"> No significant loss of agricultural land No loss of ferry capacity 	Need to maintain consultation and dialogue with Crofting Association and NFUS for any land based O&M facilities that may have	<p>Tourism is a hugely important sector for Tiree and Scenario 1 has greatest potential for impacts to existing capacities :</p> <ul style="list-style-type: none"> Need to maintain ferry

Scenario 3 – Offshore O&M Base – Mothership with Operating Control Centre and Helicopter crew on Tiree				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
recreation and cultural heritage to the tourism economy.		<ul style="list-style-type: none"> No changes to existing land management practices New employment that can support agricultural incomes Improvements to ICT / Broadband 	a potential impact on agricultural practices	<p>capacities particularly during the peak summer months</p> <ul style="list-style-type: none"> Need to forward plan for increased accommodations requirements such that O&M staff do not reduce tourism accommodation offering

Scenario 3 – Offshore O&M Base – Mothership with Operating Control Centre and Helicopter crew on Tiree				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
<p>Overall Social Objective To ensure O&M helps secure positive benefits that will help to strengthen socio-economic conditions and add additional capacity linked to community needs and community infrastructure.</p>	Scenario 3 offers the potential for a level of employment opportunity that would support future economic growth and stability (25 new posts on the island with c. 6 likely to be available to local community from outset with training)	Further detailed appraisal of the O&M Scenario once a preferred option has been identified and appropriate level of local engagement to inform service provision, capacity testing and infrastructure requirements.	Commitment to Community Benefit Review in consultation with key partners and the local community. Linkages to Tiree Community Growth Plan 2011 -2016	Need to recognise potential scale of incremental change on island community and importance of maintaining quality and availability of services and infrastructure - special consideration required e.g. relative to Lifeline services.
<p>Way of Life To seek to maintain a special 'way of life' that offers a diversity of community interests, opportunity for enterprise, for relaxation and amenity that support civic community capacity and health and avoids the loss of the things that make Tiree a special place to live, work and visit.</p>	Scenario 3 introduces a level of 'change' to the island in terms of land based development and therefore needs careful consideration in relation to qualities that are valued by the community / visitors.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M that may impact on way of life and seek support e.g. for crofting / land management practices, Gaelic language.	Continued liaison during License/Planning process with community/stakeholders and partners.	Need to recognise that numerous small incremental changes equate to potentially large change on Tiree – building type, size and location will all be important considerations in perception of the island to existing residents and visitors.
<p>Health To seek to maintain access to health facilities and ensure provision addresses future health needs</p>	Scenario 1 has potential to increase the population by around 24 people (current resident population of 730), therefore marginally increasing demand for health services.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified with local community / key stakeholders e.g. Cùram Thiriodh project / NHS.	Continued liaison during License/Planning process with community/stakeholders and partners.	Important to recognise current health service demands and peaks during summer months and that health service provision responds to demand. Need for timely review once O&M is better understood.

Scenario 3 – Offshore O&M Base – Mothership with Operating Control Centre and Helicopter crew on Tiree				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
<p>Heritage To seek to protect social, environmental and cultural heritage recognising a risk associated with de-population that impacts on a vibrant island cultural life.</p>	Scenario 3 includes land based O&M development and therefore would represent a significant change from current levels of island development – design responses re scale, nature and location of new buildings and infrastructure will seek to maintain balance with existing island culture.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified. Ensure that local community and stakeholders continue to inform decision making for any land based O&M that may impact on way of life and seek support e.g. for crofting / land management practices, Gaelic language.	Continued liaison during License/Planning process with community/stakeholders and partners.	Need to recognise that numerous small incremental changes equate to potentially significant impacts on heritage of the island – important that character of Tiree is preserved recognising need for resilient population.
<p>Education To seek to maintain access to education facilities and ensure educational provision addresses future needs including adult skills and training for future employment.</p>	Based on the scenario mapping exercise completed and the assumptions therein, the additional population for Scenario 3 would equate to an additional 2 primary and 1 secondary school places with anticipated provision of adult training and apprenticeships available.	Developing an Employment Charter with SPR promoting measures associated with: <ul style="list-style-type: none"> • Employment access • Apprenticeships • Adult skills training • Educational bursaries • Training • Other 	Advance skills programmes required developed through Renewable Energy Action Plan (REAP) Lead time 2-3 years Undertaking to include Employment Charter elements within SPR procurement.	Need to promote potential future career opportunities to current school pupils and leavers to support/enable those who wish to stay on the island long term.
<p>Housing To seek to ensure any additional population growth associated with O&M provides housing complementary to the existing settlement structure and its distinctive place qualities.</p>	Based on the scenario mapping exercise completed and the assumptions therein, the additional population for Scenario 3 would require between 4 and 6 new homes. The locations of any new housing provision would need to be fully assessed on basis of design and technical considerations.	Appropriate forward planning for provision of new housing including affordable housing provision for existing population. Further detailed appraisal of the O&M Scenario once a preferred option has been identified.	Identification of potential housing land within LDP and appropriate forward planning of requirements with commitment to high quality building design and construction.	Island already has shortage of properties available for sale and rent particularly affordable housing and limited available land for new housing – would need careful planning and design.
<p>Design To seek to ensure place quality is enhanced, derelict and vacant land and buildings are utilised, sustainable design principles and local bespoke design guidance is adopted.</p>	Scenario Planning is an early stage in the overall Licensing and consenting process and therefore design of any Tiree based O&M will be informed by Argyll and Bute Council Design Codes/Design Guidance for the island.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / use of local architects and skills	Importance of buildings to the overall character of the island and commitment to high quality design of any new development.

Scenario 3 – Offshore O&M Base – Mothership with Operating Control Centre and Helicopter crew on Tiree				
Environmental Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
<p>Overall Environmental Objective To ensure O&M activity avoids significant environmental impacts on the natural environment recognising the special quality and sensitivity of Tiree's natural environment.</p>	<p>Scenario Planning is an early stage in the overall Licensing and consenting process and therefore design of any Tiree based O&M will be subject to options appraisal in recognition of the environmental sensitivities.</p>	<p>Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / HRA.</p>	<p>Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / workshops and full and early consultation with Marine Scotland, SNH and RSPB on proposals.</p>	<p>Tiree benefits from high quality environment with significant level of protected habitats and species recognised in European and National designations – need to fully assess any O&M scenario with potential for impacts particularly on fragile machair. Need to recognise the links between natural environment / access and recreation / environmental quality and tourism.</p>
<p>Nature Conservation To seek to respect nature conservation designations and ensure any future planning and design take full account of environmental/ impacts and conservation of natural systems.</p>	<p>The Scenario Planning exercise has identified the dependencies for Scenario 3 e.g. spatial relationship between harbour, airport, potential industrial land etc. and proximity of these areas to protected habitats and species and need for further assessment once O&M proposals have been fixed.</p>	<p>Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / HRA.</p>	<p>Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / workshops and full and early consultation with Marine Scotland, SNH and RSPB on proposals.</p>	<p>Tiree benefits from high quality environment with significant level of protected habitats and species recognised in European and National designations – need to fully assess any O&M scenario with potential for impacts particularly on fragile machair. Need to recognise the links between natural environment / access and recreation / environmental quality and tourism.</p>
<p>Noise To seek to ensure that the noise environment is addressed with specific reference to helicopter access and servicing.</p>	<p>Scenario 3 includes an anticipated 1-5 daily return helicopter flights between Tiree and the Argyll Array. There is a commitment to further assessment once O&M proposals are more fully understood relative to servicing requirements informed by the EIA and technical studies currently underway for the Array itself.</p>	<p>Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / Noise impact assessment.</p>	<p>Ensure that local community and stakeholders continue to be consulted on decision making for helipad/helicopter design and flight paths informed by technical studies to minimise noise</p>	<p>Background noise levels are low – Tiree benefits from peaceful environment without noise emissions associated with industry and transport etc. Helicopter noise is a significant issue for residents that would</p>

Scenario 3 – Offshore O&M Base – Mothership with Operating Control Centre and Helicopter crew on Tiree				
Environmental Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
			disturbance.	need to be fully assessed and measures to reduce disturbance implemented.
<p>Visual To seek to ensure that the visual environment is addressed with specific reference to place quality, buildings and design.</p>	The design, layout and location of the Operating Control Centre will be informed by Argyll and Bute Council Design Codes/Design Guidance for the island. The Converter Station is a significant issue that needs further assessment	Further detailed appraisal of the O&M Scenario once a preferred option has been identified. Early decision on the Converter Station offshore or onshore will be important to the community. Assume that the converter station will be assessed as part of Argyll Array Licensing process.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / use of local architects and skills. Additional consultation on converter station recommended.	Importance of buildings to the overall character of the island and commitment to high quality design of any new development. Converter Station is a significant issue for the local community given possible size, scale and location and needs to be fully addressed through Licensing/Consenting.

4.0 Scenario 4

Scenario 4	
Summary Description	Onshore O&M Base & Mothership
Detailed Description	<ul style="list-style-type: none"> An onshore O&M base comprising O&M office, helipad and harbour/breakwater upgrade. Two motherships would use the harbour for crew changes, re-fuelling and supplies. Scenario 4 therefore has significant direct implications for Tiree in terms of O&M activity with impacts or benefits occurring at the O&M base which is assumed to be at the harbour with possible facilities at the airport.

Scenario 4 – Onshore O&M Base & Mothership – New Harbour/Breakwater Required				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
Overall Economic Objective To ensure O&M helps to extend the wider aspiration of Scottish Government to create the conditions for sustainable economic growth and address regional and spatial disparities.	Scenario 4 offers the potential for moderate employment that would support wider policies for sustainable economic development and build additional capacity and resilience within the island economy.	Partnership working between public and private sector around agreed target outcomes.	Strengthening clarity of O&M requirements and assurances around opportunities and mitigation	The community are aware of both opportunity and impact associated with the proposed array and are seeking early clarity around commitments.
Employment To seek to increase local employment opportunities that support skills and training and opportunities for young people whilst growing the locally employed population base and non-seasonal job opportunities.	The scenario supports increased local employment through 59 direct jobs of which 15 are anticipated to be local. The Challenge: <ul style="list-style-type: none"> Making accessible local jobs Developing skills Avoiding substitution 	Developing an Employment Charter with SPR promoting measures associated with: <ul style="list-style-type: none"> Employment access Apprenticeships Adult skills training Educational bursaries Training/ Other 	Advance skills programmes required developed through Renewable Energy Action Plan (REAP). Lead time 2-3 years. Undertaking to include Employment Charter elements within SPR procurement.	Employment benefits are a key local benefit of any future array. Assurances around building local capacity; local job access and flexibility of working arrangements are all important to the local communities.
Fishing To seek to maintain the fishing industry at current levels and/or support modest sustainable growth through improvements to infrastructure and secondary support for fishing incomes.	Scenario 4 offers the potential to support the fishing sector with the provision of a public access harbour / breakwater. The Challenge: <ul style="list-style-type: none"> Creating new facilities of a scale that allows for multiple use / management Access to employment would support secondary fishing incomes Developing skills Avoiding employment substitution 	Early feasibility study advanced with CMAL to conclude feasibility of new harbour provision and mechanisms and programme for delivery. Feasibility study to inform detailed area masterplanning.	Wider fishing interests relative to the proposed array are addressed with Fishermen's Liaison Group	Fishing is a key local industry with sensitivities in an island community. Support for the fishing sector would offer an outcome with strong local support.

Scenario 4 – Onshore O&M Base & Mothership – New Harbour/Breakwater Required				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
<p>Agriculture To seek to maintain current land management practice and capacity including access to markets and sustaining agricultural / crofting employment</p>	<p>Scenario 4 offers the potential to support the crofting/agricultural sector with the provision of a harbour / breakwater and would therefore increase reliability of ferry services and access to markets, goods and services but there is a need to support this sector through:</p> <ul style="list-style-type: none"> • Access to employment to support secondary crofting incomes • Developing skills • Avoiding employment substitution 	<p>Commitment through sensitive land use planning to ensure:</p> <ul style="list-style-type: none"> • No significant loss of agricultural land • No loss of ferry capacity • No changes to existing land management practices • New employment that can support agricultural incomes • Improvements to ICT / Broadband – superfast connection 	<p>Need to maintain consultation and dialogue with Tiree Rural Development (TRD), Crofting Association and NFUS for any land based O&M facilities that may have a potential impact on agricultural practices</p>	<p>Agriculture is a key local industry with sensitivities in an island community.</p>
<p>Transport To seek to maintain and enhance transportation access within the modes of air, sea and road with appropriate improvements to infrastructure or service levels that recognise the needs of all sectors.</p>	<p>Harbour</p> <ul style="list-style-type: none"> • 2 x motherships with daughter workboats - a harbour facility created by a breakwater and offering pontoon / quay access will be required. • Offering safe haven for workboats all year round • Pontoon and Quay facilities • 150 (+10)m sheltered pontoon length • Marine fuel bunkering (200,000l capacity) serviced and refuelled by sea-barge. It is not anticipated that workboat fuelling would require fuel import by ferry. <p>Airport / Heliport</p> <ul style="list-style-type: none"> • The O&M operation could be supported by a helicopter base either at the harbour or potentially at the airport. Helicopter provision would include a hangar, helipad and fuel bunkering. Flight levels are currently under assessment but worst case numbers suggest 1-5 return flights per day. <p>Local Roads</p> <ul style="list-style-type: none"> • The O&M operation may require some local 	<ul style="list-style-type: none"> • Infrastructure clearly needs to match any intensification of use whether this be associated with harbour/airport or roads. Local road upgrades may offer wider benefits as would development of the harbour. Issues requiring to be addressed would include: • Harbour improvements may offer wider support to existing local businesses e.g. • Creating access for fishing / recreational boats and improving ferry weather protection • Helicopter flights paths across defined sea routes could mitigate island over-flying. • Protecting existing air and sea capacity <p>Scenario 4 O&M operations by</p>	<p>A growing population would introduce both opportunity and impacts with mitigation dependent on investment in local capacity. Discussions will be progressed with a number of key service providers to identify any specific measures or responses.</p> <ul style="list-style-type: none"> • Discussions with CMAL / Calmac and HIAL regarding Lifeline services • Discussion with Argyll and Bute Council and relevant health providers • A harbour is a requirement to support this scenario 	<p>Transport is a hugely important issue for Tiree and Scenario 1 has greatest potential for impacts to existing capacities :</p> <ul style="list-style-type: none"> • Need to maintain adequate service provision • Island communities are reliant on transport for goods and services, business connections, family connections and access to a range of services on the mainland including healthcare, employment and education and shopping etc

Scenario 4 – Onshore O&M Base & Mothership – New Harbour/Breakwater Required				
Economic Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
	Road Network upgrading but only in the immediate local area of the O&M Base or between the base and the harbour. Access to the harbour / breakwater will be required for vehicles. If helipad facilities were located at the airport volumes of traffic are unlikely to be significant.	increasing island population will place additional demand on air and ferry connections. An increase in population will require a review of current air and ferry capacity. Vehicular ferry capacity at weekends & in the summer months is near or at capacity. Reducing ferry cancellations and any improvement to capacity would offer local benefits.		
Tourism To seek to maintain the 'special qualities of place' that support the tourism sector recognising the importance of sports / leisure / recreation and cultural heritage to the tourism economy.	Scenario 4 offers the potential to support the tourism sector with the provision of a harbour / breakwater and would therefore increase reliability of ferry services. Recognising Challenges re: <ul style="list-style-type: none"> • Access to employment to support tourism incomes • Developing skills • Avoiding employment substitution • Maintaining 	Commitment through sensitive land use planning to ensure: <ul style="list-style-type: none"> • No significant loss of agricultural land • No loss of ferry capacity • No changes to existing land management practices • New employment that can support agricultural incomes • Improvements to ICT / Broadband 	Need to maintain consultation and dialogue with Crofting Association and NFUS for any land based O&M facilities that may have a potential impact on agricultural practices	Tourism is a hugely important sector for Tiree – key considerations as follows: <ul style="list-style-type: none"> • Need to maintain ferry capacities particularly during the peak summer months • Need to forward plan for increased accommodations requirements such that O&M staff do not reduce tourism accommodation offering

Scenario 4 – Onshore O&M Base & Mothership – New Harbour/Breakwater Required				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
Overall Social Objective To ensure O&M helps secure positive benefits that will help to strengthen socio-economic conditions and add additional capacity linked to community needs and community infrastructure.	Scenario 4 offers the potential for moderate employment opportunity that would support future economic growth and stability.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified and appropriate level of local engagement to inform service provision, capacity testing and	Commitment to Community Benefit Review in consultation with key partners and the local community. Linkages to Tiree Community Growth	Need to recognise potential scale of incremental change on island community and importance of maintaining quality and availability of services and infrastructure - special consideration required

Scenario 4 – Onshore O&M Base & Mothership – New Harbour/Breakwater Required				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
<p>Way of Life To seek to maintain a special 'way of life' that offers a diversity of community interests, opportunity for enterprise, for relaxation and amenity that support civic community capacity and health and avoids the loss of the things that make Tiree a special place to live, work and visit.</p>	Scenario 4 is the option with the greatest level of 'change' to the island in terms of land based development after Scenario 1 and therefore future proposals needs careful consideration in relation to qualities that are valued by the community / visitors.	infrastructure requirements. Ensure that local community and stakeholders continue to inform decision making for any land based O&M that may impact on way of life and seek support e.g. for crofting / land management practices, Gaelic language.	Plan 2011 -2016 Continued liaison during License/Planning process with community/stakeholders and partners.	e.g. relative to Lifeline services. Need to recognise that numerous small incremental changes equate to potentially large change on Tiree
<p>Health To seek to maintain access to health facilities and ensure provision addresses future health needs</p>	Scenario 4 has potential to increase the population by up to 7% (population growth of 56 people based on current resident population of 730), therefore increasing demand for health services.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified with local community / key stakeholders e.g. Cùram Thiriodh project / NHS.	Continued liaison during License/Planning process with community/stakeholders and partners.	Important to recognise current health service demands and peaks during summer months and that health service provision responds to demand. Need for timely review once O&M is better understood.
<p>Heritage To seek to protect social, environmental and cultural heritage recognising a risk associated with de-population that impacts on a vibrant island cultural life.</p>	Scenario 4 requires O&M base/helipad/harbour upgrade and therefore would represent a significant change from current levels of island development.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified. Ensure that local community and stakeholders continue to inform decision making for any land based O&M that may impact on way of life and seek support e.g. for crofting / land management practices, Gaelic language.	Continued liaison during License/Planning process with community/stakeholders and partners.	Need to recognise that numerous small incremental changes equate to potentially significant impacts on heritage of the island – important that character of Tiree is preserved recognising need for resilient population.
<p>Education To seek to maintain access to education facilities and ensure educational provision addresses future needs including adult skills and training for future employment.</p>	Based on the scenario mapping exercise completed and the assumptions therein, the additional population for Scenario 4 would equate to an additional 4 primary and 3 secondary school places with anticipated provision of adult training and apprenticeships available.	Developing an Employment Charter with SPR promoting measures associated with: <ul style="list-style-type: none"> • Employment access • Apprenticeships • Adult skills training • Educational bursaries • Training 	Advance skills programmes required developed through Renewable Energy Action Plan (REAP) Lead time 2-3 years Undertaking to include Employment Charter elements within SPR	Need to promote potential future career opportunities to current school pupils and leavers to support/enable those who wish to stay on the island long term.

Scenario 4 – Onshore O&M Base & Mothership – New Harbour/Breakwater Required				
Social Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
		• Other	procurement.	
Housing To seek to ensure any additional population growth associated with O&M provides housing complementary to the existing settlement structure and its distinctive place qualities.	Based on the scenario mapping exercise completed and the assumptions therein, the additional population for Scenario 4 would require around 11 new homes. The locations of any new housing provision would need to be fully assessed on basis of design and technical considerations.	Appropriate forward planning for provision of new housing including affordable housing provision for existing population. Further detailed appraisal of the O&M Scenario once a preferred option has been identified.	Identification of potential housing land within LDP and appropriate forward planning of requirements with commitment to high quality building design and construction.	Island already has shortage of properties available for sale and rent particularly affordable housing and limited available land for new housing – would need careful planning and design.
Design To seek to ensure place quality is enhanced, derelict and vacant land and buildings are utilised, sustainable design principles and local bespoke design guidance is adopted.	Scenario Planning is an early stage in the overall Licensing and consenting process and therefore design of any Tiree based O&M will be informed by Argyll and Bute Council Design Codes/Design Guidance for the island.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / use of local architects and skills	Importance of buildings to the overall character of the island and commitment to high quality design of any new development.

Scenario 4 – Onshore O&M Base & Mothership – New Harbour/Breakwater Required				
Environmental Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
Overall Environmental Objective To ensure O&M activity avoids significant environmental impacts on the natural environment recognising the special quality and sensitivity of Tiree's natural environment.	Scenario Planning is an early stage in the overall Licensing and consenting process and therefore design of any Tiree based O&M will be subject to options appraisal in recognition of the environmental sensitivities.	Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / HRA.	Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / workshops and full and early consultation with Marine Scotland, SNH and RSPB on proposals.	Tiree benefits from high quality environment with significant level of protected habitats and species recognised in European and National designations – need to fully assess any O&M scenario with potential for impacts particularly on fragile machair. Need to recognise the links between natural environment / access and recreation / environmental quality and tourism.

Scenario 4 – Onshore O&M Base & Mothership – New Harbour/Breakwater Required				
Environmental Objectives	Scenario Supports the Objective?	Mechanism to secure Objective?	Requirement for Mitigation?	Issues and Comments Associated with Consultations
<p>Nature Conservation To seek to respect nature conservation designations and ensure any future planning and design take full account of environmental/ impacts and conservation of natural systems.</p>	<p>The Scenario Planning exercise has identified the dependencies for Scenario 4 e.g. spatial relationship between harbour, airport, potential industrial land etc. and proximity of these areas to protected habitats and species and need for further assessment once O&M proposals have been fixed.</p>	<p>Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / HRA.</p>	<p>Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / workshops and full and early consultation with Marine Scotland, SNH and RSPB on proposals.</p>	<p>Tiree benefits from high quality environment with significant level of protected habitats and species recognised in European and National designations – need to fully assess any O&M scenario with potential for impacts particularly on fragile machair. Need to recognise the links between natural environment / access and recreation / environmental quality and tourism.</p>
<p>Noise To seek to ensure that the noise environment is addressed with specific reference to helicopter access and servicing.</p>	<p>Scenario 1 includes an anticipated 1-5 daily return helicopter flights between Tiree and the Argyll Array. There is a commitment to further assessment once O&M proposals are more fully understood relative to servicing requirements informed by the EIA and technical studies currently underway for the Array itself.</p>	<p>Further detailed appraisal of the O&M Scenario once a preferred option has been identified – Masterplanning / EIA / Noise impact assessment.</p>	<p>Ensure that local community and stakeholders continue to be consulted on decision making for helipad/helicopter design and flight paths informed by technical studies to minimise noise disturbance.</p>	<p>Background noise levels are low – Tiree benefits from peaceful environment without noise emissions associated with industry and transport etc. Helicopter noise is a significant issue for residents that would need to be fully assessed and measures to reduce disturbance implemented.</p>
<p>Visual To seek to ensure that the visual environment is addressed with specific reference to place quality, buildings and design.</p>	<p>Scenario 4 has the second highest requirement for land based O&M development and therefore would represent a significant change from current levels of island development. Scenario Planning is an early stage in the overall Licensing and consenting process and therefore design of any Tiree based O&M will be informed by Argyll and Bute Council Design Codes/Design Guidance for the island. The Converter Station is a significant issue that needs further assessment</p>	<p>Further detailed appraisal of the O&M Scenario once a preferred option has been identified. Early decision on the Converter Station offshore or onshore will be important to the community. Assume that the converter station will be assessed as part of Argyll Array Licensing process.</p>	<p>Ensure that local community and stakeholders continue to inform decision making for any land based O&M e.g. through design charrette / use of local architects and skills. Additional consultation on converter station recommended.</p>	<p>Importance of buildings to the overall character of the island and commitment to high quality design of any new development. Converter Station is a significant issue for the local community given possible size, scale and location and needs to be fully addressed through Licensing/Consenting.</p>

