

ARGYLL AND BUTE COUNCIL

Argyll and Bute Proposed Local Development Plan

Habitats Regulation Appraisal

September 2014

Contents	Page No
1.0 Introduction	1
2.0 The Local Development Plan	2
3.0 What Does The Argyll and Bute Local Development Plan Contain	2
4.0 Habitats Regulations Appraisal of Plans	3
5.0 The European Sites in Argyll and Bute	3
6.0 Screening The Proposed LDP for Likely Significant Effects	6
7.0 Screening Step 1 – General Policy Statements	6
8.0 Settlement and Spatial Strategy	7
9.0 Supplementary Guidance	10
10.0 SG Policies Where The effects are Considered To Be Uncertain	13
11.0 Bute and Cowal	19
12.0 Helensburgh and Lomond	23
13.0 Mid Argyll, Kintyre and Islay	26
14.0 Oban, Lorn and The Isles	33
15.0 LDP Sites Requiring Appropriate Assessment	39
16.0 Appropriate assessment of Sites	40
17.0 Settlement Zones	84
18.0 Rural Opportunity Areas	103
19.0 Spatial Maps	124

HABITATS REGULATIONS APPRAISAL (HRA)

Argyll and Bute Proposed Local Development Plan 2013 & Associated Supplementary Guidance

1.0 Introduction

European Directive 92/43/EEC (The Habitats Directive) requires competent authorities to carry out an appropriate assessment of plans and projects that, either alone or in combination with other plans and projects, are likely to have a significant effect on European designated sites.

The process of appropriate assessment tests whether a plan or a project is likely to have an adverse effect on site integrity on any:

- Special Area of Conservation (SAC) including candidate areas (cSAC) – a European designation which protects habitats.
- Special Protection Area (SPA) including proposed areas (pSPA) – a European designation which protects wild birds.
- Ramsar Site – an International designation under the International Convention on the Conservation of Wetlands of International Importance which protects wetlands.

1.1 Jointly these sites are referred to 'Natura sites' throughout this document but they are also commonly referred to as 'European sites' or 'International sites'. Although Ramsar sites are not legislated under European legislation, all Ramsar sites are also SPAs and so are protected under this statutory regime.

1.2 Argyll and Bute Council cannot adopt plans which could have a likely significant effect on Natura sites until **having ascertained that there will be no adverse effect on the integrity of the site/s in question**. The process of identifying sites, screening for likely significant effects and appropriately assessing plans and projects is formally known as a Habitats Regulations Appraisal (HRA).

1.3 This appraisal assesses whether any policies or proposals within the Proposed Local Development Plan and Supplementary Guidance could, either individually or in combination with other plans and projects, have a likely significant effect on Natura sites. The Council must consider where the plan is likely to have a significant effect on a Natura site, and if it is found to have such an effect must carry out an appropriate assessment to determine that there would be no adverse effect on the integrity of Natura sites. There are six broad stages to the Habitats Regulation Appraisal:

HRA Stage 1: Assess likely significant effects (screening), alone and in combination.

HRA Stage 2: Applying straightforward mitigation to avoid or reduce LSE.
HRA Stage 3: Appropriate Assessment to ensure no adverse effect on site integrity.

HRA Stage 4: Mitigation

HRA Stage 5: Consult Scottish Natural Heritage on Draft HRA Record.

HRA Stage 6: Have regard to SNH's comments and conclude appraisal.

2.0 THE LOCAL DEVELOPMENT PLAN (LDP)

2.1 The **Argyll and Bute Local Development Plan** (The LDP) is a land use planning document that sets out a settlement strategy and spatial framework for how the council wants to see Argyll and Bute develop to 2024 and beyond, excluding the area of Argyll and Bute covered by the Loch Lomond and Trossachs National Park that has its own plan.

2.2 The LDP takes account of projected changes in the population, the economic circumstances and opportunities, the transport and infrastructure needs, housing needs, the impacts of climate change, the need to protect and enhance the outstanding natural, built and cultural heritage and the overarching need to improve the quality of life for workers, residents and visitors to our area.

2.3 The LDP, once adopted will replace the current Development Plan that consists of the Argyll and Bute Structure Plan (approved 2002) and Local Plan (adopted 2009).

3.0 WHAT DOES THE ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN CONTAIN?

3.1 The LDP contains a **Written Statement** that comprises an introduction, the vision and key objectives that inform the content of key policy themes, the development management policies and key actions they contain together with the **settlement strategy** and its associated **spatial strategies** for each of council's four administrative areas. The Written Statement also contains a series of schedules that identify development land supply proposals in the form of **Allocations, Potential Development Areas (PDAs), Areas For Action (AFAs)** and sites subject to a masterplan approach.

3.2 Accompanying the Written Statement the LDP contains detailed **Proposals Maps** that spatially show all land use **Allocations** and **Potential Development Areas** for housing, business, community and mixed uses and where development management policies apply to specific locations via the plan's development management zones.

3.3 In addition the LDP contains **Supplementary Guidance (SG)** – that sets out in more detail how our planning policies will be applied together with additional technical guidance.

4.0 HABITATS REGULATIONS APPRAISAL OF PLANS

4.1 Article 6(3) of the EC Habitats Directive requires that any plan (or project), which is not directly connected with or necessary to the management of a European site, but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, shall be subject to an ‘appropriate assessment’ of its implications for the European site in view of the site’s conservation objectives. The plan-making body shall agree to the plan only after having ascertained that it will not adversely affect the integrity of the site concerned, unless in exceptional circumstances the provisions of Article 6(4) are met. This procedure is applied in Scotland through The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and is known as the ‘Habitats Regulations Appraisal’ of plans.

5.0 THE EUROPEAN SITES IN ARGYLL AND BUTE

5.1 There are currently 50 Natura sites located wholly or partially within the Argyll and Bute administrative area. Of these, 29 sites have been identified as Special Areas of Conservation (SACs) and a further 21 sites have been identified as Special Protection Areas (SPAs). All of these sites are listed below, and further details of the qualifying interests and conservation objectives for each site can be viewed here:

<http://www.snh.gov.uk/publications-data-and-research/snhi-information-service/sitelink/>

SAC’s

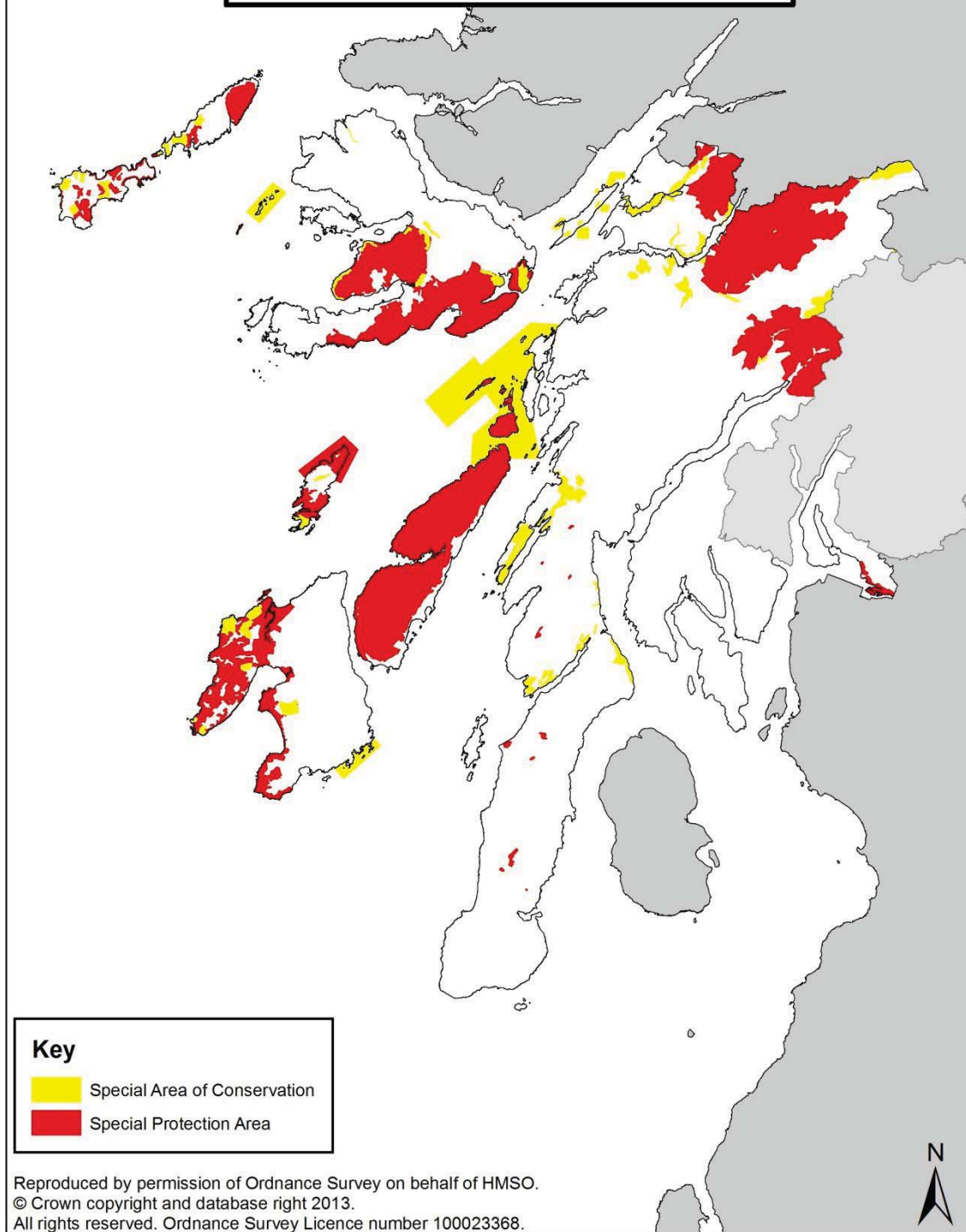
Ardmeanach
Ben Heasgarnich
Ben Lui
Coladoir Bog
Coll Machair
Eilean Na Muice Duibhe
Eileanan Agus Sgeiran Lois Mor
Feur Lochain
Firth of Lorne Marine
Glac Na Criche
Glen Creran Woods
Glen Shira
Lismore Lochs
Loch Creran
Loch A’Phuill
Loch Etive Woods
Loch Fada
Mingarry Burn
Moine Mhor
Mull Oakwoods
Oronsay
Rannoch Moor
Rhinns of Islay
South East Islay Skerries
Taynish and Knapdale Woodlands
Tarbert Woods

SPA’s

Bridgend Flats, Islay
Cnuic Agus Cladach Mhuile
Coll
Coll (Corncrake)
Eilean Na Muice Duibhe, Islay
Glas Eileanan
Glen Etive and Glen Fyne
Gruinart Flats, Islay
Inner Clyde
Jura, Scarba and Garvellachs
Kintyre Goose Roosts
Knapdale Lochs
Laggan Peninsula
North Colonsay Western Cliffs
Oronsay and South Colonsay
Rannoch Lochs
Rinns of Islay
Sleibhtean Agus Cladach Thiriodh
The Oa, Islay
Tiree (Corncrake)
Treshnish Isles

Tayvallich Juniper Coast
Tiree Machair
Treshnish Isles

Special Areas of Conservation and Special Protection Areas in Argyll and Bute



6.0 SCREENING THE PROPOSED LDP FOR LIKELY SIGNIFICANT EFFECTS

The purpose of the screening stage is to:

- a) Identify all aspects of the plan which would have no effect on a Natura site, so that they can be eliminated from further consideration in respect of this and other plans;
- b) Identify all aspects of the plan which would not be likely to have a significant effect on a Natura site (i.e. would have some effect, but minor residual), either alone or in combination with other aspects of the same plan or other plans or projects, which therefore do not require appropriate assessment; and
- c) Identify those aspects of the plan where it is not possible to rule out the risk of significant effects on a Natura site, either alone or in combination with other plans or projects. This provides a clear scope for the parts of the plan that will require appropriate assessment.

The screening includes the **LDP Written Statement** and the **Supplementary Guidance (SG)**

7.0 Screening step 1 – General policy statements

7.1 Written Statement:

VISION

The overall 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, where all people, working together, are able to meet their full potential and essential needs, locally as far as practicable, without prejudicing the quality of life of future generations.

KEY OBJECTIVE A

To make Argyll and Bute's Main Towns and Key Settlements increasingly attractive places where people want to live, work and invest;

KEY OBJECTIVE B

To secure the economic and social regeneration of our smaller rural communities;

KEY OBJECTIVE C

To work in partnership with local communities in a way that recognises their particular needs to deliver successful and sustainable local regeneration;

KEY OBJECTIVE D

To support the continued diversification and sustainable growth of Argyll and Bute's economy with a particular focus on our sustainable assets in terms of renewables, tourism, forestry, food and drink, including agriculture, fishing, aquaculture and whisky production;

KEY OBJECTIVE E

To ensure the outstanding quality of the natural, historic and cultural environment is protected, conserved and enhanced;

KEY OBJECTIVE F

To meet our future housing needs, including affordable, throughout Argyll and Bute;

KEY OBJECTIVE G

To continue to improve Argyll and Bute's connectivity, transport infrastructure, integration between land use, transportation and associated networks;

KEY OBJECTIVE H

To optimise the use of our scarce resources, including our existing infrastructure, vacant and derelict land and reduce consumption;

KEY OBJECTIVE I

To address the impacts of climate change in everything we do and reduce our carbon footprint

7.2 All of the foregoing can be screened out as general policy statements.

7.3 POLICY LDP STRAT 1 – Sustainable Development

This can be screened out as a general policy statement.
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8.0 SETTLEMENT AND SPATIAL STRATEGY

8.1 The LDP settlement strategy is articulated through the four planning areas; Bute and Cowal; Helensburgh and Lomond; Oban, Lorn and the Isles and Mid-Argyll, Kintyre and the Islands. The key elements of the spatial strategy are shown on maps for each area that show inter-alia, desired outcomes for the plan area over the next decade including:

- Bute and Cowal – Poravadie; Castle Toward; Ardyne; enhanced ferry terminals etc.
- Helensburgh and Lomond – Enhanced ferry terminals etc.
- Oban, Lorn and the Isles – Saulmore Farm; Tom Leith; Dunbeg corridor; Lorn ARC; Renewables sphere of influence; grid re-inforcement; enhanced ferry terminals etc.
- Mid-Argyll, Kintyre and the Islands – Tarbert; Craobh Haven; Machrihanish; Offshore energy (Islay and Jura); Ferry link to Northern Ireland etc.

8.2 Much of the spatial strategy is aspirational – better connectivity/competitive place etc. or are not under the control of the Council, the Northern Ireland ferry route for example and in the absence of firm details cannot form part of this appraisal.

The visions are not policies, rather they are an expression of what Argyll and Bute areas could be like in 2024. The spatial strategy maps are indicative and aspirational only. Detailed proposals where relevant are either included in the LDP, or are under the control of other bodies. In all cases, projects forming part of these spatial strategies will be subject to the necessary assessments, including Habitats Regulations Appraisal, where necessary.

*The foregoing paragraph could be added to paragraph 2.1.3 of the proposed LDP if the Reporter(s) are so minded.

Where the strategy refers to specific sites/locations, these will be assessed later in the appraisal.

8.3 Policy LDP DM1– Development within the Development Management Zones

This policy sets out the approach that will be taken in directing different forms and scales of development within 7 development management zones that are identified as **Main Towns and Key Settlements**; **Key Rural Settlements** and **Villages and Minor settlements**. The remaining four zones concern the wider countryside including the **Countryside Zone**; **Rural Opportunity Areas (ROAs)**; **Very Sensitive Countryside** and **Greenbelt**.

With the exception of the Rural Opportunity Area (ROA) zone where there is support for small scale housing, the other countryside zones are broadly restrictive, requiring specific justification for development. **Where particular ROAs are deemed to affect specific European sites, these will be assessed later in the appraisal.**

The effects of Policy LDP DM1 on any particular European site cannot be identified because the policy itself is too general and can be screened out. However, reference is made to the potential to add wording to this policy in Sections 18.5 – 18.14 below.

8.4 LDP PROP 1 – THE SETTLEMENT PLANS

The effects of Policy LDP PROP 1 on any particular European site cannot be identified because the policy itself is too general and can be screened out.

8.5 LDP PROP 2 – THE PROPOSED ALLOCATIONS

The effects of Policy LDP PROP 2 on any particular European site can be screened out because it is not locationally specific and additional components of the LDP provide details of this policy which are subject to assessment below.

8.6 LDP PROP 3 – THE PROPOSED POTENTIAL DEVELOPMENT AREAS

The effects of Policy LDP PROP 3 on any particular European site can be screened out because it is not locationally specific and additional components of the LDP provide details of this policy which are subject to assessment below.

8.7 Policy LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment

Policy LDP 3 is intended to protect the natural environment and can be screened out.

8.8 Policy LDP 4 – Supporting the Sustainable Development of our Coastal Zone

The effects of Policy LDP 4 on any particular European site cannot be identified because the policy itself is too general and can be screened out.

*** Associated SG policy/sites will be subject to assessment later in the appraisal.**

8.9 Policy LDP 5 – Supporting the Sustainable Growth of Our Economy

The effects of Policy LDP 5 on any particular European site cannot be identified because the policy itself is too general and can be screened out.

***Associated SG policy/sites/Growing Our Economy Together (map) will be subject to assessment later in the appraisal.**

8.10 Policy LDP 6 – Supporting the Sustainable Growth of Renewables

The effects of Policy LDP 6 on any particular European site cannot be identified because the policy itself is too general and can be screened out.

***The windfarm spatial framework will be considered subsequently as part of Policy SG LDP REN 1**

8.11 Policy LDP 7 – Supporting our Town Centres and Retailing

The effects of Policy LDP 7 on any particular European site cannot be identified because the policy itself is too general and can be screened out.

8.12 Policy LDP 8 – Supporting the Strength of Our Communities

The effects of Policy LDP 8 on any particular European site cannot be identified because the policy itself is too general and can be screened out.

8.13 Policy LDP 9 – Development Setting, Layout and Design

This policy can be screened out as not in itself leading to development but qualitative in nature.

8.14 Policy LDP 10 – Maximising our Resources and Reducing Our Consumption

This policy can be screened out as being too general. However, the map - “Maximising Our Resources” will be considered later in this assessment related to existing waste disposal and mineral extraction sites.

8.15 Policy LDP 11 – Improving our Connectivity and Infrastructure

This policy can be screened out as being too general. However, the map - “Improving Our Connectivity” will be considered later in this assessment as part of the assessment of specific sites/allocations etc. It should also be noted that this includes the Argyll and Bute Core Path Plan which is subject to a separate HRA and is therefore not referred under Supplementary Guidance.

9.0 SUPPLEMENTARY GUIDANCE

9.1 All of the policies contained in the Supplementary Guidance can be considered in terms of the following:

- A. The policy is intended to protect the natural environment.
- B. The policy will not in itself lead to development or other land use changes.
- C. The policy makes provision for change but has no connectivity with any European site.
- D. The policy makes provision for change but could have no significant effect on a European site.
- E. The effects on any particular European site cannot be identified because the policy is too general.
- F. The policy may have a significant effect on a European site(s) and further assessment is required.

Policy	A	B	C	D	E	F
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SG LDP ENV 1	X					
SG LDP ENV 2	X					
SG LDP ENV 3	X					
SG LDP ENV 4	X					
SG LDP ENV 5	X					
SG LDP ENV 6	X					
SG LDP ENV 7	X					
SG LDP ENV 8	X					
SG LDP ENV 9	X					
SG LDP ENV 10	X					
SG LDP ENV 11	X					
SG LDP ENV 12	X					
SG LDP ENV 13	X					
SG LDP ENV 14	X					
SG LDP ENV 15	X					
SG LDP ENV 16(a)	X					
SG LDP ENV 16(b)	X					
SG LDP ENV 17	X					
SG LDP ENV 18	X					
SG LDP ENV 19	X					
SG LDP ENV 20	X					
SG LDP ENV 21	X					
SG LDP CST 1						X
SG LDP CST 2						X
SG LDP CST 3						X
SG LDP CST 4						X
SG LDP TRAN 8						X
SG LDP BUS 1					X	
SG LDP BUS 2						X
SG LDP BUS 3					X	
SG LDP BUS 4			X			
SG LDP BUS 5					X	
SG LDP REN 1						X
SG LDP REN 2						X
SG LDP REN 3						X
SG LDP RET 1					X	
SG LDP RET 2			X			
SG LDP RET 3					X	
SG LDP RET 4					X	
SG LDP RET 5		X				
SG LDP TOUR 1					X	

SG LDP TOUR 2		X				
SG LDP TOUR 3					X	
SG LDP AQUA 1						X
SG LDP HOU 1						X
SG LDP HOU 2		X				
SG LDP HOU 3		X				
SG LDP HOU 4		X				
SG LDP REC COM 1						X
SG LDP COM 2					X	
SG LDP PG 1		X				
SG LDP ENF 1		X				
SG LDP DEP 1		X				
SG LDP BAD 1					X	
SG LDP BAD 2		X				
SG LDP ADV 1		X				
SG LDP SERV 1		X				
SG LDP SERV 2		X				
SG LDP SERV 3		X				
SG LDP SERV 4		X				
SG LDP SERV 5						X
SG LDP SERV 6		X				
SG LDP SERV 7		X				
SG LDP SERV 8		X				
SG LDP SERV 9		X				
SG LDP - Climate Change		X				
SG LDP MIN 1		X				
SG LDP MIN 2						X
SG LDP TRAN 1						X
SG LDP TRAN 2		X				
SG LDP TRAN 3		X				
SG LDP TRAN 4		X				
SG LDP TRAN 5		X				
SG LDP TRAN 6		X				
SG LDP TRAN 7		X				
SG LDP TEL 1					X	
Shopfront Advertising					X	

Design Principles						
Sustainable Siting and Design Principles		X				
Delivery of Affordable Housing		X				
Access and Parking Standards		X				
Sustainability Checklist		X				
Definitions of Use Classes		X				
List of Settlements		X				
Site Biodiversity		X				

10.0 SG Policies where the effects are considered to be uncertain:

10.1 SG LDP CST 1 – Coastal Development

Policy SG CST 1 sets out a range of criteria and spatial framework for coastal development within Argyll and Bute. The policy does not identify specific sites or locations and includes a requirement that any proposals where this policy is applied must also conform to Policy LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment. **It is therefore concluded that this policy is not likely to have a significant effect on any Natura site.**

10.1A SG LDP CST 2 – Loch Etive ICZM Plan

This refers to additional 'interim' Supplementary Guidance that has not been subject to HRA. This will be undertaken in due course prior to the adoption of the Loch Etive ICZM Plan as statutory Supplementary Guidance.

10.1B SG LDP CST 3 – Loch Fyne ICZM Plan

The Loch Fyne ICZM does not affect any Natura sites and can be screened out.

10.1C SG LDP CST 4 – Sound of Mull Marine Spatial Plan

This refers to additional 'interim' Supplementary Guidance that has not been subject to HRA. This will be undertaken in due course prior to the adoption of the Sound of Mull Marine Spatial Plan as statutory Supplementary Guidance.

10.2 SG LDP AQUA 1 -Aquaculture Development

This criteria based policy sets out a framework for aquaculture (shellfish and fin-fish) development located in coastal waters, the foreshore and on-shore locations, but does not identify specific sites or areas for such development. In addition to the policy itself there is additional information on development criteria which specifically mentions the potential for aquaculture development to impact both directly and indirectly on a range of landscape and nature conservation interests including Natura sites. It is a requirement of this policy that proposals for aquaculture development do not have adverse impacts either directly or cumulatively on Natura sites. **It is therefore concluded that this policy is not likely to have a significant effect on any Natura site.**

10.3 SG LDP TRAN 1 –Access to the Outdoors

This policy contains a Schedule A (para 4.1.8) that refers to proposed new paths, cycle routes and canoe trails. Three of these proposed routes could impact on Natura sites as follows;

The proposed Craignure to Fionnphort path passes through the Cnuic Agus Cladach Mhuile SPA, designated for Golden Eagle.

The proposed Dumbarton to Helensburgh cycle path could potentially affect the Inner Clyde SPA, designated for wintering Redshank.

The proposed Oban to Tyndrum cycle route could potentially affect Loch Etive Woods Sac and Glen Etive and Glen Fyne SPA.

All of these routes are indicative, and at this stage it is not possible therefore to determine the impacts that these routes may have on the respective Nature sites.

These indicative proposed routes can be screened out at this stage through **Mitigation** as follows;

Amend the text within paragraph 4.1.6 of the Supplementary Guidance to read:

“The routes of these paths have been indicatively identified in the Connectivity theme diagram in the Written Statement”.

* NOTE: The Connectivity Diagram in the Written Statement requires to be amended to indicatively include the proposed Dumbarton to Helensburgh cycle path and the Tyndrum to Oban cycle path.

10.4 SG LDP TRAN 8 – Piers and Harbours

Policy SG LDP TRAN 8 is subsidiary to Policy SG CST 1 which establishes a sequential approach to coastal development including development within and adjacent to harbours and piers, but does not identify specific locations or sites. However, part E of this policy (**Servicing the emerging marine renewable energy industry**) states;

“Development of infrastructure to support the offshore renewable energy industry will be supported and promoted at the following ‘Key Ports’ and within their ‘spheres of influence’, as identified of Chapter 4 of the LDP:

Campbeltown

Oban

Tiree (Scarinish)
Islay (Port Askaig and Port Ellen)

Although none of the ports identified are within or adjacent to any Natura site, the spheres of influence for Scarinish, Port Askaig and Port Ellen as indicated on the 'Growing our Economy Together' map cover the whole of Islay, Tiree and Coll and therefore numerous Natura sites could be affected.

It is proposed to prepare an additional **SG Policy SG LDP REN 4 – Spheres of Influence related to Offshore Renewable Energy** in due course which will provide more detailed policy provisions. However in the meantime the following **Mitigation** is suggested;

Amend the wording of Part E of Policy SG LDP TRAN 8 as follows;

"Operations, including the moving, handling and storage of materials and equipment, maintenance and transport of staff relating to marine renewable energy developments will be supported at these key ports **and within their spheres of influence**, where it can be demonstrated that such operations will not result in significant adverse environmental impacts, including impacts on surrounding land uses **and avoidance of adverse effects on the integrity of any European site**".

10.5 SG LDP BUS 2 – Business and Industry Proposals in the Countryside Development Management Zones

Policy LDP BUS 2 sets is a criteria based policy essentially based on the scale of development and does not identify specific sites or locations. The policy also requires that any proposals must conform to all other relevant LDP/SG policies. **It is therefore concluded that this policy is not likely to have a significant effect on any Natura site.**

10.6 SG LDP REN 1 – Wind Farm and Wind Turbine Development Over 50 Meters High

Policy LDP REN 1 clearly states that for all windfarm proposals irrespective of scale a number of factors must be satisfactorily addressed including:

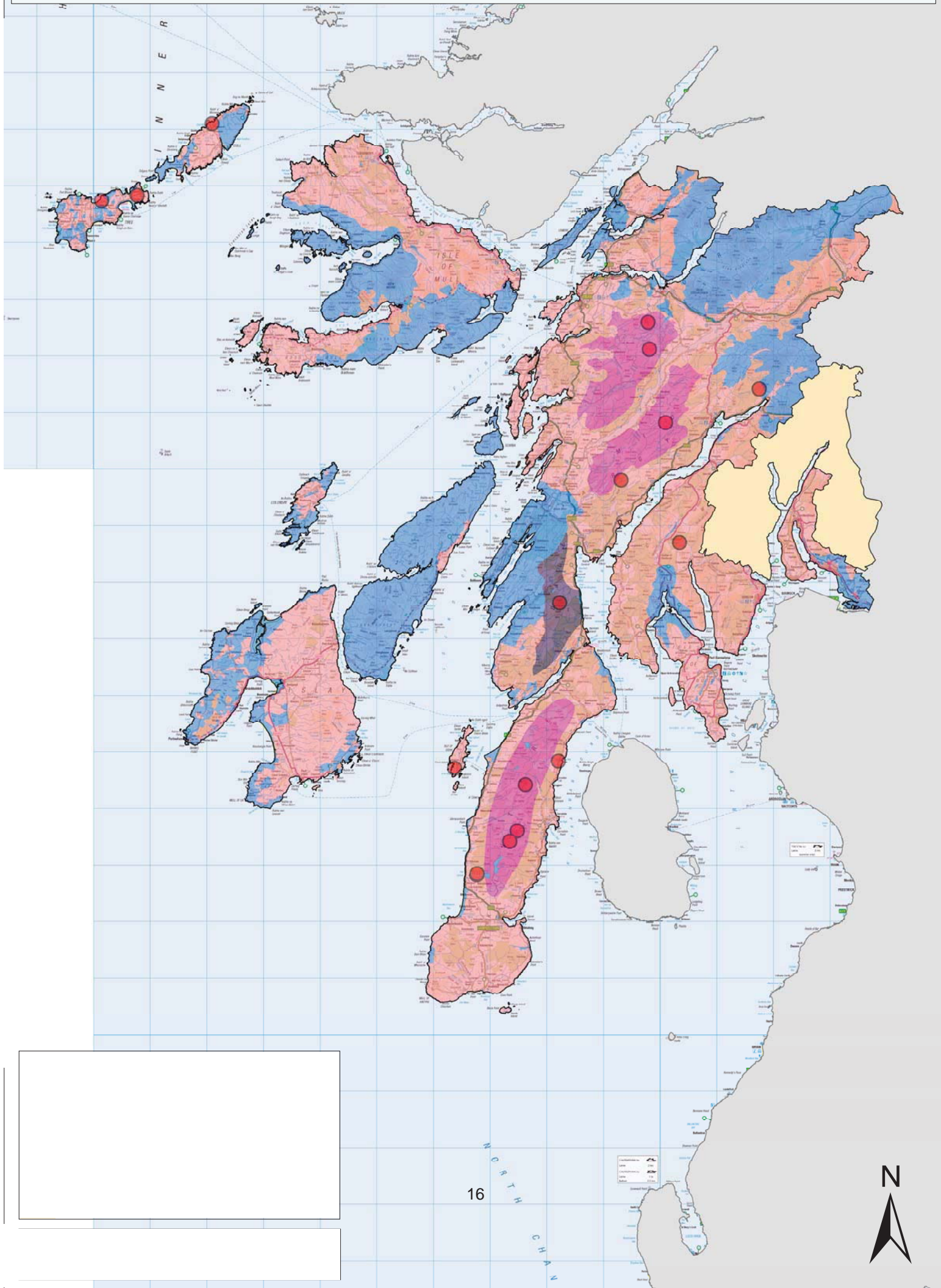
"Areas and interests of nature conservation significance including local biodiversity, ecology and the water environment."

The policy is linked to a **Windfarm Policy Map** (see over) which provides spatial guidance on where turbines between 50 and 79 metres and over 80 metres may be acceptable. The map also delineates protected areas where windfarm development would be resisted unless it can be demonstrated that the proposals will not have an unacceptable adverse effect on, inter-alia designated SACs and SPAs. The map also sets out Potentially Constrained Areas where windfarm proposals would be considered on their merits having regard to the range of criteria set out in part (A) of this policy.

However, to provide additional clarity it is proposed that paragraph 1.31.4 which comprises part of the justification for Policy LDP REN 1 should be moved within the policy as follows;

"(C) For the avoidance of doubt, and notwithstanding the identification of Areas of Search, Potentially Constrained Areas and Protected Areas, all applications for the development of wind turbines above 50 metres high will be assessed against the criteria

Argyll and Bute Proposed Local Development Plan Wind Farm Policy Map



referred to in (A) above, all other policies of the Local Development Plan, supplementary guidance and all other material considerations”.

Clearly Policy SG LDP REN 1 and the associated Windfarm Policy Map could lead to development that may have significant effects on Natura sites. However, the map does not identify specific sites and therefore it is not possible to determine where there may be potential for significant effects on particular Natura sites. It will only be possible to determine the likely significant effects on particular Natura sites when specific windfarm proposals are brought forward and the scale, location, proximity to Natura sites and their qualifying interests are fully explored as part of the EIA/ planning process.

It is therefore concluded that this policy and the associated Windfarm Policy Map in of itself is not likely to have a significant effect on any Natura site.

10.7 SG LDP REN 2 – Wind Turbine Development Up To 50 Metres High

Policy LDP REN 2 supports the development of wind turbines up to 50 metres high in forms, scales and sites provided that proposals accord with the Argyll and Bute Landscape Wind Energy Capacity Study and will not have an unacceptable adverse impact either directly, indirectly or cumulatively on inter-alia, areas and interests of nature conservation significance. This would of course include all Natura sites. Like Policy SG LDP REN 1 this policy does not specify particular sites and therefore it is not possible to determine where there may be potential for significant effects on particular Natura sites.

It is therefore concluded that this policy in of itself is not likely to have a significant effect on any Natura site.

10.8 SG LDP REN 3 – Other (Non-Wind) Forms of Renewables Energy Related Development

This policy relates to all non-wind renewable energy related development including solar, hydro, biomass, energy from waste and onshore development consequent on wave and tidal resources. The policy gives qualified support for non-wind renewable energy development but is not geographically specific over where such development should be located, but does require that development proposals of this nature will not have an unacceptable adverse impact directly or cumulatively on a range of criteria including areas and interests of nature conservation etc.

It is therefore concluded that this policy is not likely to have a significant effect on any Natura site.

10.9 SG LDP HOU 1 – General Housing Development including Affordable Housing Provision

Policy SG LDP HOU 1 sets out a spatial/criteria based policy for housing development. The policy seeks to direct housing development of differing scales into existing settlements and allows small scale housing development (up to five dwellinghouses) in Rural Opportunity Areas, the Countryside Zone and Croft land subject to proposals meeting specific criteria in each of these zones. Outwith settlements, specific Housing Allocations and Potential Development Areas, the proposed LDP does not identify specific sites for housing

development. In any case all proposals for housing development are required to comply with all other LDP policies/SG including safeguarding policies. **It is therefore concluded that this policy is not likely to have a significant effect on any Natura site.**

10.10 SG LDP REC/COM 1 Safeguarding and Promotion of Sport, Leisure, Recreation, Open Space and Key Rural Services
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Policy LDP REC/COM 1 is a criteria based policy that sets out a framework for the development of new or improved sport, recreation and other community facilities that accords with Policy LDP DM 1. It does not direct development to specific sites/areas and development proposals are required to comply with all other policies and SG of the LDP. **It is therefore concluded that this policy is not likely to have a significant effect on any Natura site.**

10.11 SG LDP SERV 5 – Waste Related Development and Waste Management in Development

This policy sets out a framework for the identification of new waste disposal sites that takes into account the general capacity of the various settlement and countryside management zones to absorb waste related development or disposal sites. The policy does not identify sites or locations for new waste disposal sites and requires that any proposals must also conform to all other SG, including safeguarding policies. **It is therefore concluded that this policy is not likely to have a significant effect on any Natura site.**

10.12 SG LDP MIN 2 - Mineral Extraction
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This policy presumes against new or extended quarry developments and the associated justification suggests that it is not anticipated that there will be a significant need for additional quarry sites during the life of the LDP. The LDP does not identify any new sites for mineral extraction and policy SG LDP MIN 2 requires that an exceptional case would be required to be demonstrated and that any proposals are consistent with all other LDP policies and SG.

It is therefore concluded that this policy is not likely to have a significant effect on any Natura site.

10.13 ALLOCATIONS, POTENTIAL DEVELOPMENT AREAS, AREAS FOR ACTION AND STRATEGIC MASTERPLAN AREAS
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The proposed LDP contains a large number of sites where development is proposed for housing, business and industry, community facilities, mineral extraction, Areas for Action and Strategic Masterplan Areas. Each of these is screened to determine those where there is uncertainty over the likelihood that the nature of the proposed development might have a significant effect on European sites.

11.0 Bute and Cowal

Business and Industry Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
BI-	Sandbank – Upper	X	
BI-	Sandbank – High Road	X	

Community Facilities and Recreation Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further
CFR-AL 2/1	Strachur – Strachmore	X	

Housing Allocations

Ref No.	Location	Use	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
H-AL 1/1	Rothsay – Barone Road	Housing	X	

H-AL 1/3	Rothsay – Craigmore	Housing	X	
H-AL 1/5	Port Bannatyne – Kyles Hydro	Housing	X	
H-AL 2/2	Dunoon – Pilot Street	Housing	X	
H-AL 2/3	Dunoon – Gordon Street	Housing	X	
H-AL 2/4	Dunoon – Kilbride Quarry North	Housing	X	
H-AL 2/5	Dunoon – Kilbridge Quarry South	Housing	X	
H-AL 2/6	Dunoon – Bullwood	Housing	X	
H-AL 2/9	Tighnabruaich	Housing	X	
H-AL 2/10	Kames – Kames Farm	Housing	X	
H-AL 2/11	Sandbank – Ardnadam Farm	Housing	X	
H-AL 2/13	Sandbank – Broxwood	Housing	X	
H-AL 2/14	Strachur – Creggans	Housing	X	
H-AL 2/15	Strachur – Mid Letters	Housing	X	
H-AL 2/19	Toward	Housing	X	
H-AL 2/20	Toward – March Cottage	Housing	X	
H1001	Sandbank	Housing	X	

Mineral Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
MIN-AL 1/1	Kingarth Quarry	X	
MIN-AL 1/2	Ambrose Quarry, Kingarth	X	
MIN-AL 2/2	Ardyne Farm – Killellan	X	
MIN-AL 9/2	Cairndow – Clachan Quarry		X

Potential Development Areas

Ref No.	Location	Use	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
PDA 1/1	Rothesay – Westlands Road	Housing	X	
PDA 1/4	Port Bannatyne – Gortans Road	Housing	X	
PDA 1/6	Port Bannatyne – Ardbeg Farm 1	Housing	X	
PDA 1/7	Port Bannatyne – Ardbeg Farm 2	Housing	X	
PDA 1/8	Port Bannatyne – Ardbeg Farm 3	Housing	X	
PDA 2/1	Dunoon – Ardfillayne	Housing	X	
PDA 2/2	Dunoon – Glenmorag	Housing	X	
PDA 2/3	Dunoon – Glenmorag	Housing	X	
PDA 2/4	Dunoon – Glenmorag	Housing	X	
PDA 2/5	Dunoon – Dunloskin	Housing	X	
PDA 2/6	Dunoon – Dunloskin	Housing	X	
PDA 2/14	Tighnabruaich – Middle Innens	Housing/mixed use/leisure	X	
PDA 2/35	Portavadie – Pollphail	Mixed Use – tourism/leisure/housing/business	X	
PDA 2/37	Portavadie	Mixed Use – tourism/housing/business	X	
PDA 2/38	Portavadie	Mixed Use – tourism/housing/business	X	
PDA 2/42	Castle Toward	Mixed Use – tourism/housing/	X	

		business/education/leisure		
PDA 2/43	Ardyne	Mixed use – tourism/housing/marine related	X	
PDA 2/44	Knockdow Estate	Mixed Use – leisure/golf course/housing	X	
PDA 2/46	Largiemore	Mixed – Holiday chalets/ housing	X	
PDA 2/47	Sandbank – Orchard Farm	Mixed Use – tourism/marine	X	
PDA 2/50	Sandbank – Hoopers Yard	Mixed Use – tourism/marine	X	
PDA 2/51	Tighnabruaich Boatyard	Mixed Use – tourism/marine	X	
PDA 2/100	Toward	Housing	X	
PDA 2/101	Tighnabruaich – Acharossan	Community forest croft project	X	
PDA 2/102	Strachur	Housing	X	
PDA 9/12	Cairndow Oyster bar	Mixed use business/tourism	X	
PDA 9/13	Cairndow Inverfyne	Mixed use business/housing/recreation	X	
PDA 9/16	Ardkinglas	Housing/new estate access	X	

PDA 1001	North Bute	Potential site for tourism/recreation	X	
PDA 1002	Tighnabruaich	Housing	X	
PDA 1003	Glendaruel	Potential site for forest crofts and or enterprise centre	X	
PDA 1004	Strachur – Letters Way	Housing	X	
PDA 1005	Strachur	Housing	X	
PDA 1006	Strachur – South East of Manse Gardens	Housing	X	

Areas for Action

Ref	Location	Nature of Action
AFA 1/1	Rothsay Town Centre/Waterfront	Strategic; town centre/harbour development and management
AFA 1/2	Port Bannatyne Waterfront	Local; waterfront development and environmental enhancement
AFA 1/4	Rothsay – Barone Road/High Street	Local; regeneration and environmental enhancement
AFA 2/1	Dunoon – Town Centre/Waterfront/West Bay	Strategic; regeneration and environmental enhancement
AFA 2/2	Dunoon – Argyll Street/Hamilton Street/Victoria Road	Local; regeneration and environmental enhancement
AFA 2/3	Ardyne	Strategic; development and environmental enhancement
AFA 9/4	Inverfyne	Strategic; business and environmental improvements

Strategic Masterplan Areas

Ref	Location	Use
MAST 1/1	Ardyne	Mixed use; Tourism/Business/Leisure/Housing
MAST 1/2	Castle Toward	Mixed Use; Tourism/Business/Leisure/Housing/Educational
MAST 1/3	North Bute	Community use, Tourism and leisure

None of the foregoing Areas for Action or Strategic Masterplan Areas are considered likely to have any significant effect on a European site

12.0 Helensburgh and Lomond

Business and Industry Allocations

Ref No	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
BI-AL 3/1	Helensburgh - Craigendoran		X

Community Facilities and Recreation Allocations

CFR 3/3	Helensburgh Kirkmichael	X	
CFR 2001	Helensburgh Pierhead	X	

Housing Allocations

Ref No	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
H-AL	Garelochhead –	X	
H-AL	Garelochhead –	X	
H-AL 3/1	Helensburgh – The Hermitage	X	
H-AL 3/12	Helensburgh – Ardencaple	X	
H2006	Shandon – Blairvadach House	X	
H-AL	Shandon –	X	
H2007	Helensburgh – The Hermitage (2)	X	
H2005	Helensburgh East – Sawmill Field, Cardross Road		X
H2001	Cardross – Geilston Farm		X
H2002	Cardross – Kirkton Farm 1	X	
H2004	Helensburgh East – Helensburgh Golf Club	X	

Potential Development Areas

Ref No	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
PDA 3/11	Rosneath – Waterfront (1)	X	
PDA 3/12	Rosneath – Waterfront (2)	X	
PDA 3/13	Rosneath – Waterfront (3)	X	
PDA 3/14	Rosneath – Waterfront (4)	X	
PDA 3/29	Rhu Marina	X	
PDA2001	Helensburgh – Claddoch Moss Road		X

Areas for Action

Ref No	Location	Use
AFA 3/1	Helensburgh Town Centre and Waterfront	Strategic; regenerate and enhancement
AFA 3/3	Helensburgh – Rosneath Bay	Local; regenerate and improving accessibility
AFA 3/4	Helensburgh – Craigendoran *	Local; recreation/tourist development
AFA 3/6	Kilmahew/Cardross	Local; environmental improvements. Consideration of potential regeneration/redevelopment
AFA 3/7	Garelochhead	Local; enhance recreation and open space
AFA 3/9	Helensburgh Reservoirs	Local; enhancement/redevelopment of redundant reservoirs
AFA 3/10	Garelochhead Village Centre	Local; environmental enhancement
AFA 3/18	Black Wood, Colgrain *	Local; regeneration, access and environmental improvement
AFA 3/19	Rosneath Village Centre	Local; development and environmental improvement

AFA 3/20	Rosneath Camsail Wood	Local; forest restoration and management
AFA2001	Kilcreggan	Local; environmental enhancements

Strategic Masterplan Areas

Ref No.	Location	Use
MAST 1/3	Hermitage	Housing
MAST 1/4	Helensburgh Pierhead	Mixed Use; Tourism/Retail/Leisure/Public Realm

***AFA's 3/4 and 3/18 may have an effect on a European site and further assessment is required**

13.0 Mid Argyll, Kintyre and Islay

Business and Industry Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
BI-AL 9/1	Inveraray – North	X	
BI-AL 9/2	Inveraray – South	X	
BI-AL 9/3	Inveraray – East	X	
BI-AL 10/3	Bridgend	X	
BI-AL 12/1	Lochgilphead – Kilmory Phase 3	X	
BI-AL 12/2	Lochgilphead - Achnabreck	X	
BI-AL 13/1	Tarbert – Glasgow Road	X	
BI-AL 14/1	Campbeltown – Snipefield	X	
BI3001	Lochgilphead South	X	

Community Facilities and Recreation Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
CFR 12/1	Lochgilphead – Kilmory	X	

Housing Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
H-AL 10/1	Ballygrant	X	
H-AL 10/5	Bruichladdich	X	
H-AL 10/6	Keills	X	
H-AL 10/7	Port Charlotte		X
H-AL 10/8	Port Ellen	X	
H-AL 10/10	Glenegedale	X	
H-AL 12/1	Lochgilphead, Fernoch Crescent	X	
H-AL 12/4	Ardfern – Soroba	X	
H-AL 12/6	Ardrishaig – Kilduskland South	X	
H-AL 12/15	Kilmichael Glassary – Bridgend	X	
H-AL 12/16	Lochgair	X	
H-AL 12/19	Minard	X	
H-AL 12/20	Ardrishaig – Kilduskland (New)	X	

H-AL 12/21	Tayvallich	X	
H-AL 13/1	Tarbert – Lady Ileene Road	X	
H-AL 13/2	Tarbert – Campbeltown Road	X	
H-AL 13/4	Tarbert – Oakhill/Easfield	X	
H-AL 14/1	Campbeltown – Braeside	X	
H-AL 14/2	Campbeltown – Pole Park	X	
H-AL 14/3	Campbeltown – Dalintober	X	
H-AL 14/4	Campbeltown – Fort Argyll	X	
H-AL 14/5	Campbeltown – Kilkerran	X	
H-AL 14/6	Carradale	X	
H-AL 14/7	Peninver	X	
H-AL 14/8	Southend	X	
H3001	Port Ellen	X	
H3002	Fernoch Farm, Lochgilphead	X	
H3003	Inveraray – South	X	
H3004	Achahoish – Central	X	
H3005	Lochgilphead – Moneydrain Road	X	
H3006	Lochgilphead – High School	X	
H3007	Campbeltown – Bellfield	X	
H3008	Campbeltown – Roding	X	

Mineral Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
MIN-AL 9/1	Furnace	X	
MIN-AL	Ballygrant	X	
MIN-AL	Achnaba – The Cut	X	

MIN-AL	Kilmartin	X	
MIN-AL	Corran Farm	X	
MIN-AL	Calliburn Farm	X	
MIN-AL	Langa Quarry	X	

Mixed Used Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
MU3001	Inveraray	X	
MU3002	Bowmore, Islay		X
MU3003	Port Mhor, Port Charlotte, Islay		X
MU3004	Lochgilphead South	X	

Potential Development Areas

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
PDA 8/1	Scalasaig	X	
PDA 9/8	Furnace	X	
PDA 9/15	Inveraray	X	
PDA 10/1	Bowmore – off Birch Drive	X	
PDA 10/2	Bowmore – Glebe Land	X	
PDA 10/3	Bowmore – Beech Avenue	X	
PDA 10/15	Port Ellen – Imeraval Road	X	
PDA 10/16	Port Ellen – Heather Park	X	
PDA 10/23	Bridgend – Islay House Home Farm	X	
PDA 10/28	Glenegedale 3	X	
PDA 10/29	Glenegedale – North	X	
PDA 10/30	Glenegedale – Mid	X	
PDA 10/31	Glenegedale – South	X	

PDA 10/33	Ballygrant	X		
PDA 10/34	Bowmore – Shore Street		X	
PDA 11/3	Craighouse – Ballard	X		
PDA 12/3	Lochgilphead – County Yard	X		
PDA 12/13	Ardfern – Craigdhu	X		
PDA 12/21	Cairnbaan, Daill Farm	X		
PDA 12/23	Cairnbaan, South Lock 5	X		
PDA 12/19	Ardrishaig – South Ardrishaig	X		
PDA 12/31	Craobh Haven	X		
PDA 12/32	Kilmichael Glassary – North	X		
PDA 12/34	Kilmichael Glassary – South	X		
PDA 12/37	Minard, Inverae Road	X		
PDA 12/38	Crarae Garden	X		
PDA 12/39	Crarae Point	X		
PDA 12/42	Tayvallich – Back Brae		X	
PDA 12/45	Tayvallich – adjacent to Carvel	X		
PDA 12/46	Tayvallich – Kintallen	X		
PDA 12/47	Tayvallich – Skurivaig	X		
PDA 12/51	Tayvallich – Carsaig		X	
PDA 12/53	Achahoish – South	X		
PDA 12/55	Achahoish – West	X		
PDA 12/56	Crinan – North	X		
PDA 12/57	Crinan – South	X		
PDA 12/62	Inverneill – North	X		
PDA 12/70	Ford – North	X		
PDA 12/72	Ford – South	X		
PDA 12/73	Torran, by Ford – Torran Farm	X		
PDA 12/74	Torran – Torran Lochside	X		
PDA 12/75	Achnaba	X		
PDA 12/76	Lunga, by Craobh	X		
PDA 12/77	Brenfield, by Inverneill	X		
PDA 12/78	Inverneill – South	X		
PDA 12/80	Ardfern – Glebe Land	X		
PDA 12/81	Craobh Haven	X		
PDA 12/83	Kilmichael Glassary Woods	X		
PDA 13/2	Tarbert – Lady Ileene Road	X		
PDA 13/3	Tarbert – Barfad	X		

PDA 13/4	Tarbert, Glenfield	X		
PDA 14/1	Campbeltown, Hillside Farm	X		
PDA 14/2	Campbeltown – Craiggowan Road	X		
PDA 14/3	Campbeltown – Balegreggan	X		
PDA 14/4	Campbeltown – Bellfield	X		
PDA 14/5	Campbeltown – Bellfield	X		
PDA 14/6	Campbeltown – Bellfield	X		
PDA 14/14	Campbeltown – Gallowhill	X		
PDA 14/15	Campbeltown – Witchburn Road	X		
PDA 14/27	Machrihanish	X		
PDA 14/54	Peninver	X		
PDA3001	Machrihanish – Campbeltown Airport	X		
PDA3002	Tarbert – Land east of Barfad	X		
PDA3003	Southend – Kilmashegan	X		
PDA3004	Bowmore North – Islay	X		
PDA3005	Bowmore Hospital Road – Islay	X		
PDA3006	Craobh Haven	X		
PDA3007	Salachry	X		
PDA3008	Lochgilphead, Argyll and Bute Hospital	X		
PDA3009	Baddens, Lochgilphead	X		
PDA3010	Home Farm, Lochgilphead	X		
PDA3011	Inchjura, Carsaig	X		
PDA3012	Craobh Haven	X		
PDA3013	Clock Lodge, Lochgilphead	X		

Areas for Action

Ref No.	Location	Nature of Action
AFA3001	Ballygrant Old Quarry – Islay	Local environmental improvement, assess potential to accommodate industrial, retail and community uses
AFA 9/1	Inveraray Town Centre and Waterfront	Local; historic regeneration and

		enhancement
AFA 10/4	Port Ellen – Village Centre and Waterfront	Local; environmental enhancement
AFA 12/1	Lochgilphead Town Centre/Waterfront	Local; environmental enhancement and flood prevention
AFA 12/5	Ardrishaig – South Village Centre and Crinan Canal	Local; redevelopment and environmental enhancement
AFA 12/10	Ardfern – Central	Local; environmental enhancement
AFA 12/12	Lochgilphead – Kilmory Home Farm	Local; redevelopment and enhancement
AFA 13/1	Tarbert Harbour and Conservation Area	Strategic; harbour improvements; regeneration and environmental improvements
AFA 13/2	Tarbert – South Campbeltown Road/Back Street	Local; land use rationalisation and redevelopment
AFA 3/3	Clachan Village	Local; traffic management and environmental enhancement
AFA 14/1	Campbeltown Harbour	Strategic; harbour improvements and development
AFA 14/3	Campbeltown – Quarry Green	Local; waterfront environmental enhancement
AFA 14/4	Campbeltown – Town Centre (Longrow/Kinloch Road) and Conservation Area	Strategic; relocation/redevelopment town centre improvement. Conservation Area/Listed Buildings
AFA 14/5	Campbeltown – Roding/Glebe Street	Strategic; relocation/redevelopment edge of town centre improvement
AFA 14/6	Carradale Harbour	Local; harbour improvements and development
AFA 14/7	Machrihanish Air Base	Strategic; redevelopment and inward investment opportunities; green technologies hub

Strategic Masterplan Areas

Ref No.	Location	Nature of Action
MAST 1/5	Inveraray	Mixed use/village expansion/housing/business/retail/community facilities
MAST 1/6	Bowmore *	Mixed use/village expansion/housing/business/retail/community facilities
MAST 1/7	Craobh Haven	Mixed use
MAST	Lochgilphead/Argyll and Bute Hospital	Mixed

1/8		use/business/housing/tourism/comm unity facilities
MAST 1/9	Kilmory Strategic Business Site	Business/community
MAST 1/10	Machrihanish Strategic Business Sites	Green energy hub/strategic business site

None of the foregoing Areas for Action or Strategic Masterplan Areas, with the exception of MAST 1/6 (Bowmore) are considered likely to have any significant effect on a European site

14.0 Oban, Lorn and the Isles

Business and Industry Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
BI-AL	Oban – Glengallon Road	X	
BI-AL	Oban – Glengallon Road	X	
BI-AL	Oban – Glengallon Road	X	
BI-AL	Oban – Glengallon Road	X	
BI-AL	Oban – Glengallon Road	X	
BI-AL	Oban Auction Mart	X	
BI-AL	Dunbeg - Dunstaffnage	X	
BI-AL	Lochdon - Torosay	X	
B4001	Oban South	X	
B4002	Oban South	X	
B4003	Oban South	X	
B4004	Tobermory	X	

Community Facilities and Recreation Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
CFR-AL 5/1	Benderloch	X	
CFR-AL 5/2	Dunbeg School	X	
CFR-AL 5/4	Dalmally	X	
CFR-AL 5/5	Oban Hospital	X	
CFR-AL 5/6	Barcaldine	X	
CFR-AL 5/7	Appin/Tynribbie	X	

Housing Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
H-AL 5/3	Oban – Glenshellach	X	
H-AL 5/4	Oban – Glenshellach	X	
H-AL 5/6	Oban – Glengallon 3	X	
H-AL 5/9	Dunbeg – Dunstaffnage	X	
H-AL 5/12	Benderloch - North	X	
H-AL 5/13	Ledaig	X	
H-AL 5/15	North Connel – Lora	X	
H-AL 5/16	North Connel –	X	
H-AL 5/19	Barcaldine	X	
H-AL 5/20	Kilchrenan	X	
H-AL 5/21	Kilmelford	X	
H-AL 5/22	Port Appin	X	
H-AL 5/23	Clachan Seil	X	
H-AL 6/1	Tobermory – Baliscate	X	
H-AL 6/2	Tobermory – Aros North	X	
H-AL 6/4	Dervaig – Church Field	X	
H-AL 6/5	Lochdon – North of Rock	X	

H-AL 6/6	Baile Mor – Iona	X	
H4001	Pennyghael	X	
H4002	Tobermory – Dervaig	X	
H4003	Salen	X	
H4004	Bunessan	X	
H4005	Stronmilchan - Old	X	
H4006	Dunbeg - Pennyfuir	X	
H4007	Dunbeg 1	X	
H4008	Oban – Ganavan	X	
H4009	Oban – Ganavan	X	
H4010	Kilmore - Church	X	
H4011	Kilchrenan	X	
H4012	Bridge of Awe	X	
H4013	Scarinish – Pier Road	X	
H4014	Tobermory	X	
H4015	Dunbeg 2	X	

Mineral Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
MIN-AL 5/1	Benderloch –	X	
MIN-AL 5/2	Taynuilt – Barrachander	X	
MIN-AL 5/3	Bonawe		X
MIN-AL 5/4	Oban – Upper Soroba	X	
MIN-AL 6/1	Pennygowan	X	
MIN-AL 6/2	Lochdon – Torosay Sand	X	
MIN-AL 6/3	Fionnphort – Tormore	X	

Mixed Use Allocations

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
MU-AL 5/1	Dalmally	X	

MU-AL 5/4	North Connel – Airfield	X	
MU-AL 6/1	Tobermory	X	
MU4001	Connel - Saulmore Farm	X	
MU4002	Dunbeg	X	

Potential Development Areas

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
PDA 4/3	Arinagour Farm Road – Arinagour	X	
PDA 5/3	Oban - Longsdale	X	
PDA 5/4	Oban - Glencruitten	X	
PDA 5/5	Oban - Glencruitten	X	
PDA 5/6	Oban - Longsdale Road	X	
PDA 5/7	Oban - Glencruitten	X	
PDA 5/13	Oban - Glengallan Road	X	
PDA 5/26	Oban – Ganavan	X	
PDA 5/30	Benderloch - Keil Farm	X	
PDA 5/39	Ledaig	X	
PDA 5/54	Connel - Camas Bruaich, Ruaidhe	X	
PDA 5/60	Dalmally	X	
PDA 5/71	North Connel - Airfield	X	
PDA 5/72	North Connel - Airfield	X	
PDA 5/74	North Connel - Black Crofts	X	
PDA 5/75	North Connel	X	
PDA 5/76	North Connel	X	
PDA 5/94	Lismore - Achnacroish	X	
PDA 5/99	Barcaldine - Marine Resource Centre	X	
PDA 5/100	Barcaldine - Marine Resource Centre	X	
PDA 5/105	Barcaldine	X	
PDA 5/109	Bridge of Orchy	X	

PDA 5/115	Dalavich	X	
PDA 5/120	Eredine	X	
PDA 5/131	Kilmore - Village Hall	X	
PDA 5/133	Kilmore – Barrans	X	
PDA 5/137	Kilninver	X	
PDA 5/138	Kilninver	X	
PDA 5/142	Melfort	X	
PDA 5/150	Portnacraish	X	
PDA 5/151	Portnacraish	X	
PDA 5/152	Portnacraish	X	
PDA 5/155	Lismore - Northern Ferry Point	X	
PDA 5/163	Bridge of Orchy	X	
PDA 5/164	Cullipool - Quarry		X
PDA 5/165	Port Appin	X	
PDA 5/167	Lismore - Achnacraish	X	
PDA 5/168	Cladich	X	
PDA 5/171	Oban – Moleigh	X	
PDA 5/172	Dunbeg - Tom Liath	X	
PDA 6/4	Tobermory – St Marys	X	
PDA 6/5	Tobermory – South Riverside	X	
PDA 6/6	Tobermory – Baliscate North	X	
PDA 6/11	Craignure – Java	X	
PDA 6/13	Craignure – East	X	
PDA 6/18	Salen Bay	X	
PDA 6/19	Salen – Glenmore	X	
PDA 6/20	Salen – Central	X	
PDA 6/23	Salen Pier	X	
PDA 6/27	Iona - Baile Mor	X	
PDA 6/39	Fionnphort	X	
PDA 6/41	Lochdon – Lochdon North	X	
PDA 6/42	Lochdon – Lochdon South	X	
PDA 6/46	Dervaig – North	X	
PDA 6/49	West Ardhu	X	
PDA 6/50	Craignure – West	X	
PDA 6/52	Tobermory – Dervaig Road 2	X	
PDA4001	Dalmally	X	
PDA4002	Appin Holiday Park - Appin	X	
PDA4003	Sealife Centre - Barcaldine	X	
PDA4004	Taynuilt	X	

PDA4005	McKelvie Heights 1, Glenshellach, Oban	X	
PDA4006	McKelvie Heights 2, Glenshellach, Oban	X	
PDA4007	Lerags Glen, Oban	X	
PDA4008	Kilmelford Village Hall, Kilmelford	X	
PDA4009	Arinagour North, Isle of Coll		X
PDA4010	Cullipool	X	
PDA4011	Oban South	X	

Strategic Masterplan Areas

MAST 1/11	Oban	X	
MAST 1/12	Dunbeg Corridor	X	

Development Road Actions

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
DRA 5/1	Oban – Dunbeg	X	
DRA 5/2	Oban – Pennyfuir-Ganavan	X	
DRA 5/3	Oban – Pennyfuir Cemetery/ Glencruitten	X	
DRA 5/4	Oban – Glencruitten-railway corridor-Connel	X	
DRA 5/6	Oban – Glencruitten Golf Course route to Soroba Road	X	

Traffic Management Actions

TMA 5/8	Soroba Road and adjacent roads	X	

Areas for Action

Ref No.	Location	Could have no significant effect on a European site.	May have a significant effect on a European site(s) and further assessment is required.
AFA 5/1	Oban – south pier/railway	X	
AFA 5/2	Oban – George Street/north pier	X	
AFA 5/3	Oban – Esplanade	X	
AFA 5/4	Oban Bay	X	
AFA 5/5	Dunstaffnage Bay	X	
AFA 5/6	Oban Airport	X	
AFA 5/10	Cuan Sound		X
AFA 5/11	Easdale Sound		X
AFA 5/12	Lynn of Lorn	X	
AFA 6/1	Tobermory Town Centre and Bay	X	
AFA 7/1	Scarinish Pierhead	X	
AFA 7/2	Crossapol/Airport Business and Industry	X	

15.0 LDP Sites Requiring Appropriate Assessment

The remaining part of this HRA record consists of the appropriate Assessment of the following elements of the proposed LDP which have been screened in as having a likely significant effect on European sites, alone or in combination with other plans or projects.

Min-AL 9/2

Cairndow Quarry

Glen Etive/Glen Fyne SPA

BI-AL 3/1

Helensburgh, Craigendoran

Inner Clyde SPA

H 2001	Cardross, Geilston Farm	“
H 2005	Sawmill Field, Helensburgh	“
PDA2001	Moss Road, Helensburgh	“
AFA 3/4	Helensburgh, Craigendoran	“
AFA 3/18	Black Wood, Colgrain, Helensburgh	“
H-AL 10/7	Port Charlotte, Islay	Rhinns of Islay SPA
MU 3002	Bowmore, Islay	Laggan SPA
MU 3003	Port Mor, Port Charlotte	Rhinns of Islay SPA
PDA 10/34	Shore Street, Bowmore	Bridgend Flats SPA
PDA 12/42	Back Brae, Tayvallich	Tayvallich Juniper Coast SAC
MAST 1/6	Bowmore	Laggan SPA
PDA 12/51	Carsaig, Tayvallich	Tayvallich Juniper Coast SAC
MIN-AL 5/3	Bonawe Quarry	Loch Etive Woods SAC
PDA 4009	Arinagour North, Coll	Coll SPA
AFA 5/10	Cuan Sound	Firth of Lorne SAC
AFA 5/11	Easdale Sound	“
PDA 5/164	Cullipool	“

16.0 Appropriate Assessment of Sites

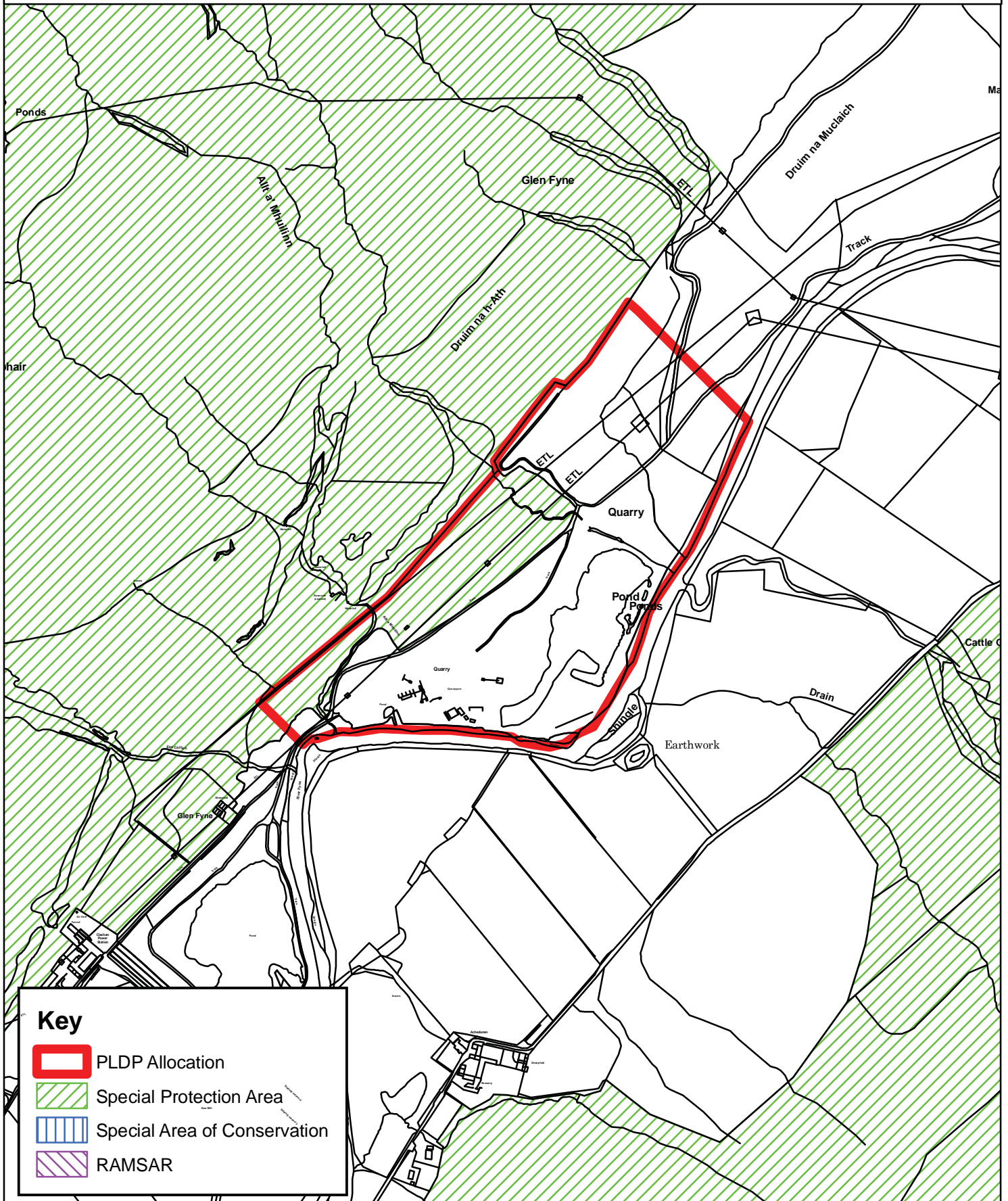
16.1 Min-AL 9/2 Cairndow Quarry

The Mineral Allocation MIN-AL 9/2 at Cairndow is located immediately adjacent to the **Glen Etive/Glen Fyne SPA**. (see **Map 16.1**). The quarrying operations were consented prior to the designation of the SPA in October 2010.

Qualifying Interest

Glen Etive and Glen Fyne SPA qualifies under Article 4.1 by regularly supporting a population of European importance of the Annex 1 species golden eagle (*Aquila chrysaetos*)

Map 16.1



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

**Min-AL 9/2 Cairndow Quarry
Glen Etive/Glen Fyne SPA**



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Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

16.2 Comment

The Glen Etive and Glen Fyne SPA extends to an area of some 81372 Hectares to cover the range of Golden Eagles. The existing quarry (allocation) is located on the floor of Glen Fyne and encroaches into the SPA. However, the extent of the quarry and the worked areas do not involve further advance into the SPA. Given the large area of the SPA, the transient nature of the qualifying species and the fixed boundaries and activity within the quarry, it is considered that the Mineral Allocation Min-AL 9/2 will not have a significant effect on the qualifying interests or conservation objectives of the Glen Etive and Glen Fyne SPA.

16.3 BI-AL 3/1 Helensburgh, Craigendoran

The Business Industry Allocation BI-AL 3/1 extends to an area of approximately 5.00 hectares and is allocated for business or industrial uses that fall within classes 4 and 7 together with garages selling or displaying motor vehicles. Class 4 Business use includes offices, industrial uses not in Class 5 and research and development of products and processes. In all cases the uses permitted must be capable of being carried on in any residential area without detriment to the amenity of the area due to noise, vibration, smell etc. Use class 7 includes hotels and hostels. Recently (2012) planning consent was granted for the erection of a supermarket (Waitrose) on part of this allocation and the retail facility is now operational. The allocation BI-AL 3/1 is located immediately adjacent to the **Inner Clyde SPA** (see **Map 16.3**)

Qualifying Interest

The Inner Clyde SPA qualifies under Article 4.2 by regularly supporting an internationally important wintering population of redshank *Tringa totanus* (1992/93-96/97 winter peak mean of 2,107, 1% of Eastern Atlantic Flyway, 2% of British). This is one of the highest density wintering populations of redshank in Britain

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

16.4 Comment

The Inner Clyde SPA extends to an area of some 1824 hectares of inter-tidal foreshore on both banks of the estuary of the River Clyde. Although the business/industry allocation is located adjacent to the SPA, given the types of uses that might be accommodated within the allocation and the extent of the SPA, it is considered that the business and industry allocation BI-AL 3/1 will not have a significant effect on the qualifying interests or conservation objectives of the Inner Clyde SPA. Nevertheless as the allocation lies within 300 metres of the boundary of the SPA it is considered that any construction activities could have an impact through visual disturbance, or disturbance through noise and vibration.

In Combination Effects

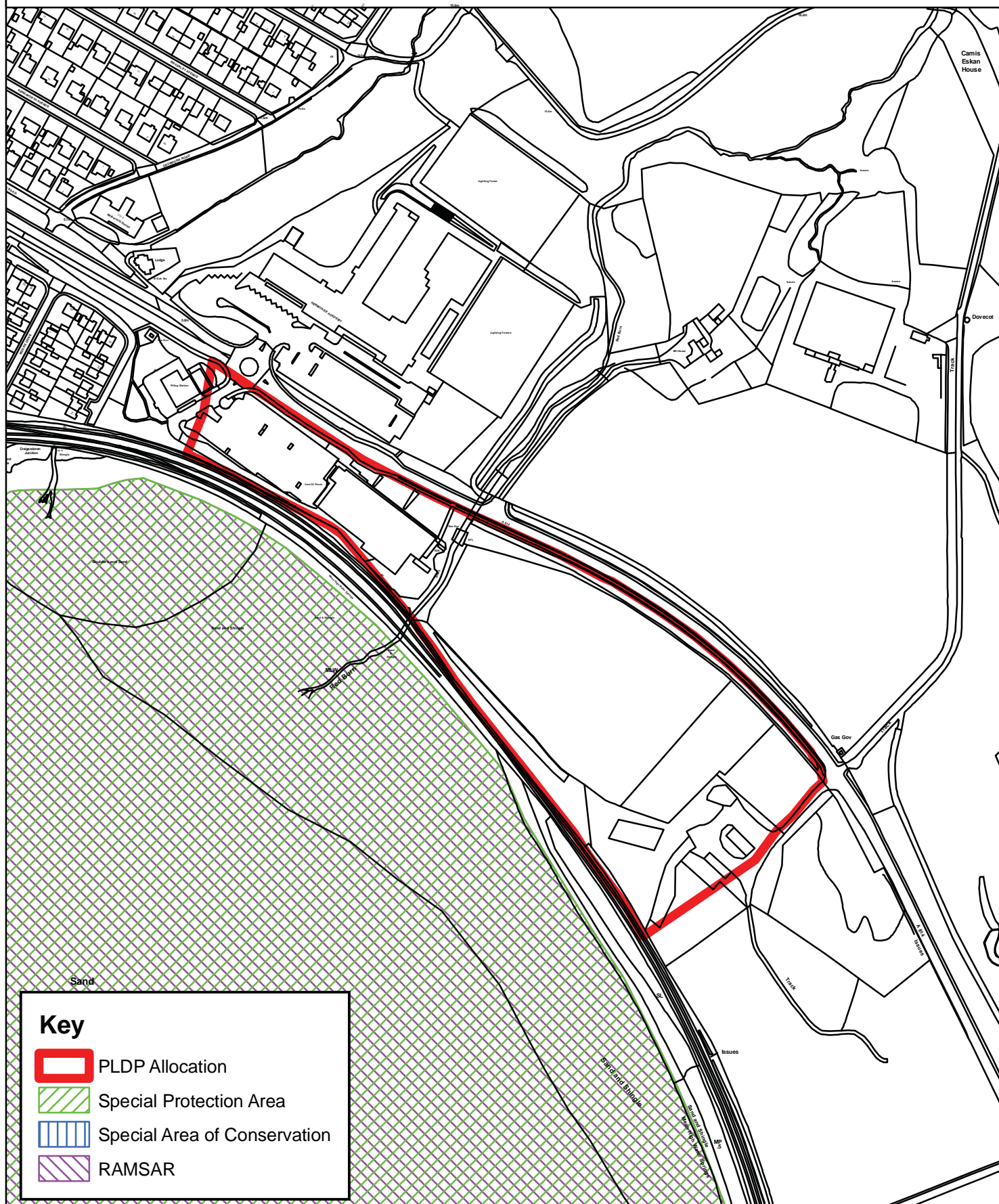
It is noted that there are other sites identified in this LDP (**H 2001, H 2005, PDA2001, AFA 3/4, AFA 3/18**) together with sites in other LDP's (West Dunbartonshire and Renfrewshire). Given that the SPA is designated for the wintering population of Redshank, there is the potential for disturbance through simultaneous construction taking place on these sites during the over- wintering period.

Mitigation

It is proposed to add the following statement to the mini-brief for the site contained in the Draft Action Programme which is a component part of Supplementary Guidance:

“For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA”.

Map 16.3



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

BI-AL 3/1 - Helensburgh, Craigendoran
Inner Clyde SPA





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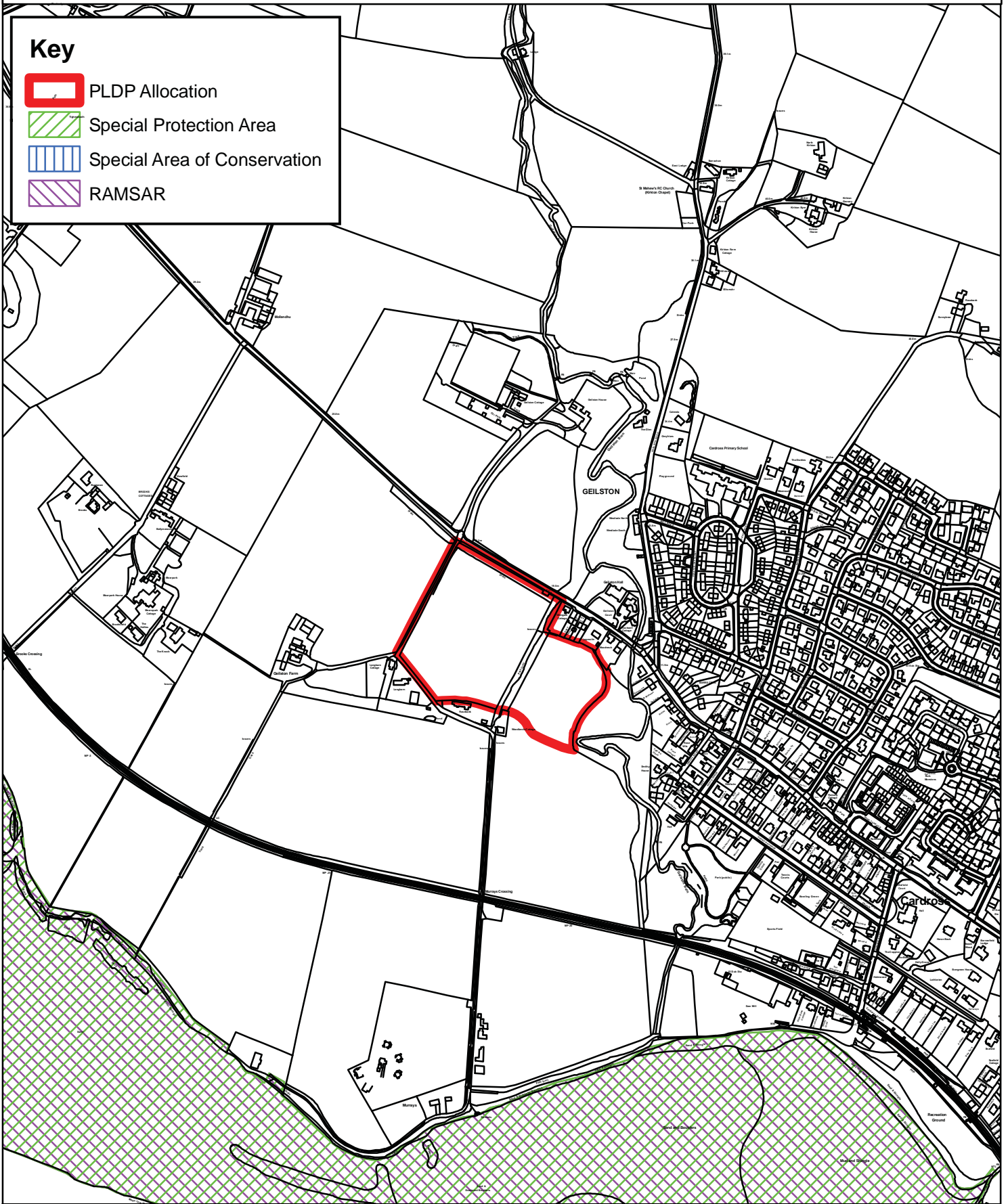


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Map 16.5

Key

-  PLDP Allocation
-  Special Protection Area
-  Special Area of Conservation
-  RAMSAR



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

**H 2001 - Cardross, Geilston Farm
Inner Clyde SPA**

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It should also be noted that any development proposals considered for the allocation would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites). In view of the foregoing, it is considered that the business/industry allocation BI-AL 3/1 will not have a significant effect on the qualifying interests or conservation objectives of the Inner Clyde SPA subject to the mitigation measures described above.

16.5 H 2001 Cardross, Geilston Farm

The housing allocation H 2001 at Geilston Farm, Cardross has a notional capacity of some 146 houses. The allocation is not located immediately adjacent to the **Inner Clyde SPA** but is located on the edge of the settlement of Cardross (see **Map 16.5**).

Qualifying Interest

The Inner Clyde SPA qualifies under Article 4.2 by regularly supporting an internationally important wintering population of redshank *Tringa totanus* (1992/93-96/97 winter peak mean of 2,107, 1% of Eastern Atlantic Flyway, 2% of British). This is one of the highest density wintering populations of redshank in Britain.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

16.6 Comment

The Inner Clyde SPA extends to an area of some 1824 hectares of inter-tidal foreshore on both banks of the estuary of the River Clyde.

Although the site is some 0.6km from the boundary of the SPA and will not have a direct impact, it is connected to the shore by a proposed Core Path (C510) that would lead walkers towards the shore and then eastwards towards Cardross, a circular route of some 2.4km which is likely to be popular with dog walkers and residents from the new housing on the allocation.

The increase in human activity, particularly with dogs could have a significant impact on the qualifying interest (wintering Redshank). The Core Path Plan indicates mitigation through

the provision of signage warning dog owners to keep them on leashes. It is considered that there should be additional mitigation measures put in place in respect of the proposed housing allocation as follows.

Mitigation

It is proposed to add the following statement to the mini-brief for the site contained in the Draft Action Programme which is a component part of Supplementary Guidance:

“For planning permission to be granted, development proposals must ensure that there would be no adverse effect on the integrity and qualifying interests of the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects, through recreational disturbance (in particular dog exercising). To demonstrate this, a Recreation Management Plan should be prepared to accompany the planning application, for the approval of the planning authority in consultation with Scottish Natural Heritage”.

It should also be noted that any development proposals considered for the allocation would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

In view of the foregoing, it is considered that the housing allocation H 2001 will not have a significant effect on the qualifying interests or conservation objectives of the Inner Clyde SPA subject to the mitigation measures described above.

16.7 H 2005 Sawmill Field, Helensburgh

The housing allocation H 2005 at Sawmill Field, Helensburgh has a notional capacity of some 145 houses. The allocation is not located immediately adjacent to the **Inner Clyde SPA** and in fact is located on the landward side of the public road (A814) some 130m from the boundary of the SPA, opposite the business/industry allocation BI-AL 3/1 discussed above. (see **Map 16.7**)

Qualifying Interest

The Inner Clyde SPA qualifies under Article 4.2 by regularly supporting an internationally important wintering population of redshank *Tringa totanus* (1992/93-96/97 winter peak mean of 2,107, 1% of Eastern Atlantic Flyway, 2% of British). This is one of the highest density wintering populations of redshank in Britain.





Conservation Objectives

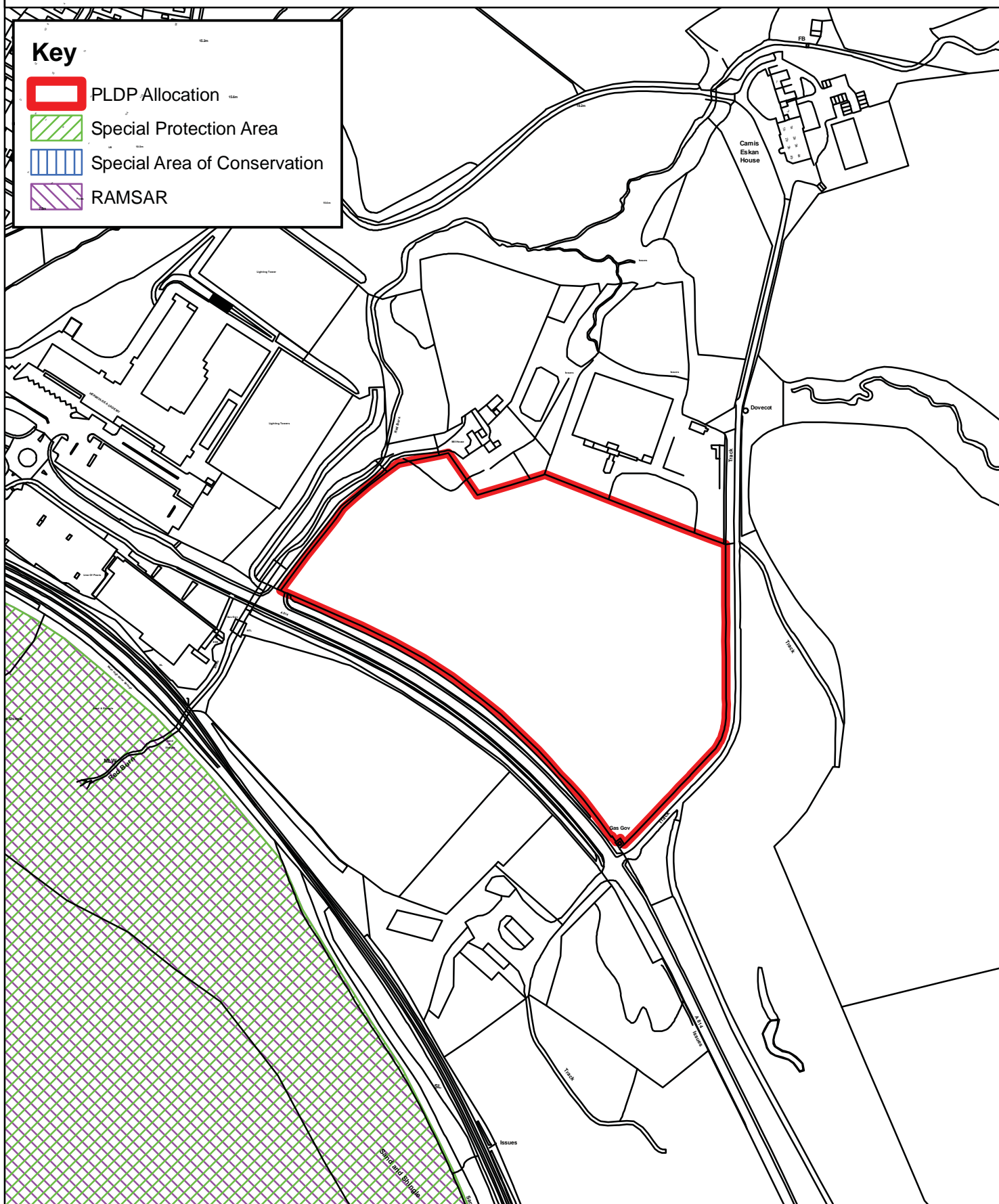
To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

Map 16.7

Key

-  PLDP Allocation
-  Special Protection Area
-  Special Area of Conservation
-  RAMSAR



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

H 2005 Sawmill Field, Helensburgh
Inner Clyde SPA



- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

16.8 Comment

The Inner Clyde SPA extends to an area of some 1824 hectares of inter-tidal foreshore on both banks of the estuary of the River Clyde. As noted the housing allocation H 2005 does not lie immediately adjacent to the Inner Clyde SPA and will extend the existing conurbation of Helensburgh with a potential increase in human movement and activity. However, as noted above, the site does lie within 300m of the SPA boundary and therefore construction activities could impact on the qualifying interest. Similarly there could be in combination effects with other sites deemed to affect the SPA including those in other local authority jurisdictions. It is considered that there should be additional mitigation measures put in place in respect of the proposed housing allocation as follows.

Mitigation

It is proposed to add the following statement to the mini-brief for the site contained in the Draft Action Programme which is a component part of Supplementary Guidance:

“For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA”.

It should also be noted that any development proposals considered for the allocation would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is considered that the housing allocation H 2005 will not have a significant effect on the qualifying interests or conservation objectives of the Inner Clyde SPA subject to the mitigation measures described above.

16.9 PDA2001 Moss Road, Helensburgh

The Potential Development Area PDA 2001 is identified for business and industry in use classes 5 and 6, general industrial and storage/distribution respectively. The PDA is located close to, but not immediately adjacent to the **Inner Clyde SPA**. (see **Map 16.9**)

Qualifying Interest

The Inner Clyde SPA qualifies under Article 4.2 by regularly supporting an internationally important wintering population of redshank *Tringa totanus* (1992/93-96/97 winter peak mean of 2,107, 1% of Eastern Atlantic Flyway, 2% of British). This is one of the highest density wintering populations of redshank in Britain.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species.

16.10 Comment

The PDA covers degraded land where there have been previous and unsuccessful attempts to have the use of the area established as a scrap yard. Although the site is close to the SPA, it does not have co-terminous boundaries and is separated from the shore area by some 200 metres of woodland which would effectively screen the site and significantly reduce visual intrusion from the shore. In addition the surrounding area has also been identified as an Area for Action (AFA 3/18 discussed below) where the stated intention is regeneration, access and environmental improvement. As previously outlined, any development sites and the concomitant construction activities within 300m of the boundary of the SPA may cause disturbance to the qualifying interest. Similarly there could be in combination effects with other sites deemed to affect the SPA including those in other local authority jurisdictions. It is considered that there should be additional mitigation measures put in place in respect of the proposed PDA as follows.

Mitigation

It is proposed to add the following statement to the mini-brief for the site contained in the Draft Action Programme which is a component part of Supplementary Guidance:

Map 16.9

Key

- PLDP Potential Development Area
- Special Protection Area
- Special Area of Conservation
- RAMSAR

Map 16.9 shows the potential development area (PLDPA) and special protection areas (SPA) in the Claddoch area. The PLDPA is outlined in red, and the SPA is indicated by green hatching. The map also shows the location of Claddoch House, Nursery, Drain, and various water bodies like Pond and Black Wood. The map is titled 'Map 16.9' and includes a 'Key' legend.

Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

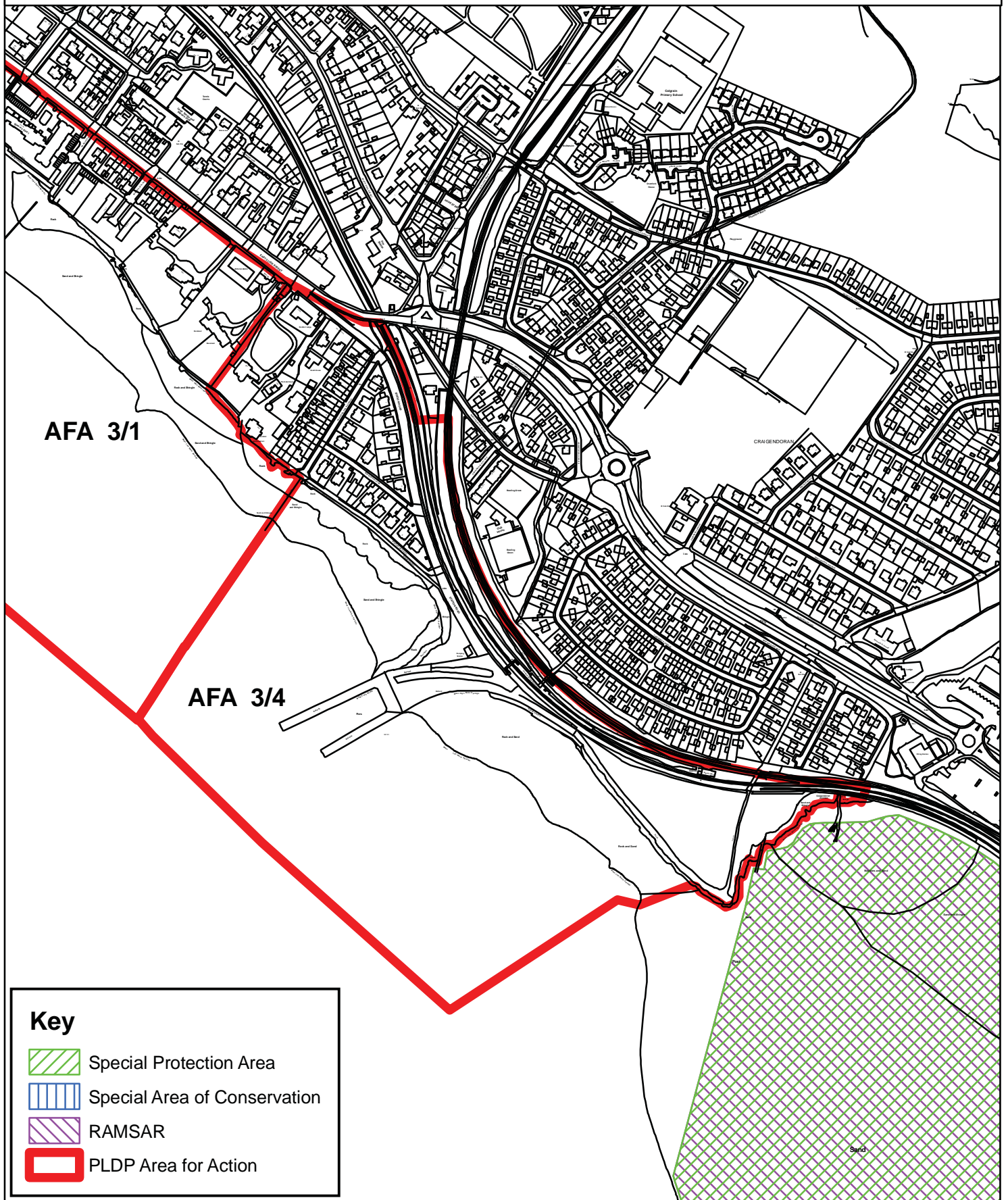
PDA2001 - Moss Road, Helensburgh
Inner Clyde SPA

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Map 16.10



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

**AFA 3/4 : Helensburgh Craigendoran
Inner Clyde SPA**

N



“For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA”.

It should also be noted that any development proposals considered for the PDA would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that the PDA 2001 will not have a significant effect on the qualifying interests or conservation objectives of the Inner Clyde SPA subject to the mitigation measures described above.

16.11 AFA 3/4 Helensburgh, Craigendoran

The Area for Action AFA 3/4 is identified for recreation/tourist development. The AFA covers the shoreward area and abuts with the Inner Clyde SPA (see **Map 16.10**). The Draft Action Programme includes as one of the proposed actions;

“To consider opportunities for low-key marine associated development on coastal edge (consistent with retention of open space, local wildlife site and residential amenity).

Qualifying Interest

The Inner Clyde SPA qualifies under Article 4.2 by regularly supporting an internationally important wintering population of redshank *Tringa totanus* (1992/93-96/97 winter peak mean of 2,107, 1% of Eastern Atlantic Flyway, 2% of British). This is one of the highest density wintering populations of redshank in Britain.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Comment

Although the precise nature and form of development that might be supported within the AFA is not defined, there is the potential for development within the AFA to have an impact on the qualifying interest of the SPA through the disturbance of the species during construction activities. There is also the potential for 'in combination' effects with BI-AL 3/1, H 2005, PDA 2001 and AFA 3/18 which are also in the vicinity of the same part of the SPA, and there are sites allocated in the West Dunbartonshire LDP (Proposed Plan – at Examination) and Renfrewshire LDP (Intention to Adopt Stage) are identified as having a likely significant effect on this SPA, particularly because of disturbance during construction activities.

Mitigation

It is proposed to add the following statement to the mini-brief for the site contained in the Draft Action Programme which is a component part of Supplementary Guidance:

“For planning permission to be granted, development must ensure that there would be no adverse effect on the integrity of Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects, through such factors as construction, operational or recreational disturbance”.

It should also be noted that any development proposals considered for the AFA would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that the AFA 3/4 will not have a significant effect on the qualifying interests or conservation objectives of the Inner Clyde SPA subject to the mitigation measures described above.

16.12 AFA 3/18 Black Wood, Colgrain, Helensburgh

The Area for Action AFA 3/18 is identified for regeneration including access and environmental improvement. The AFA bounds the coast and the **Inner Clyde SPA**. (see **Map 16.11**)

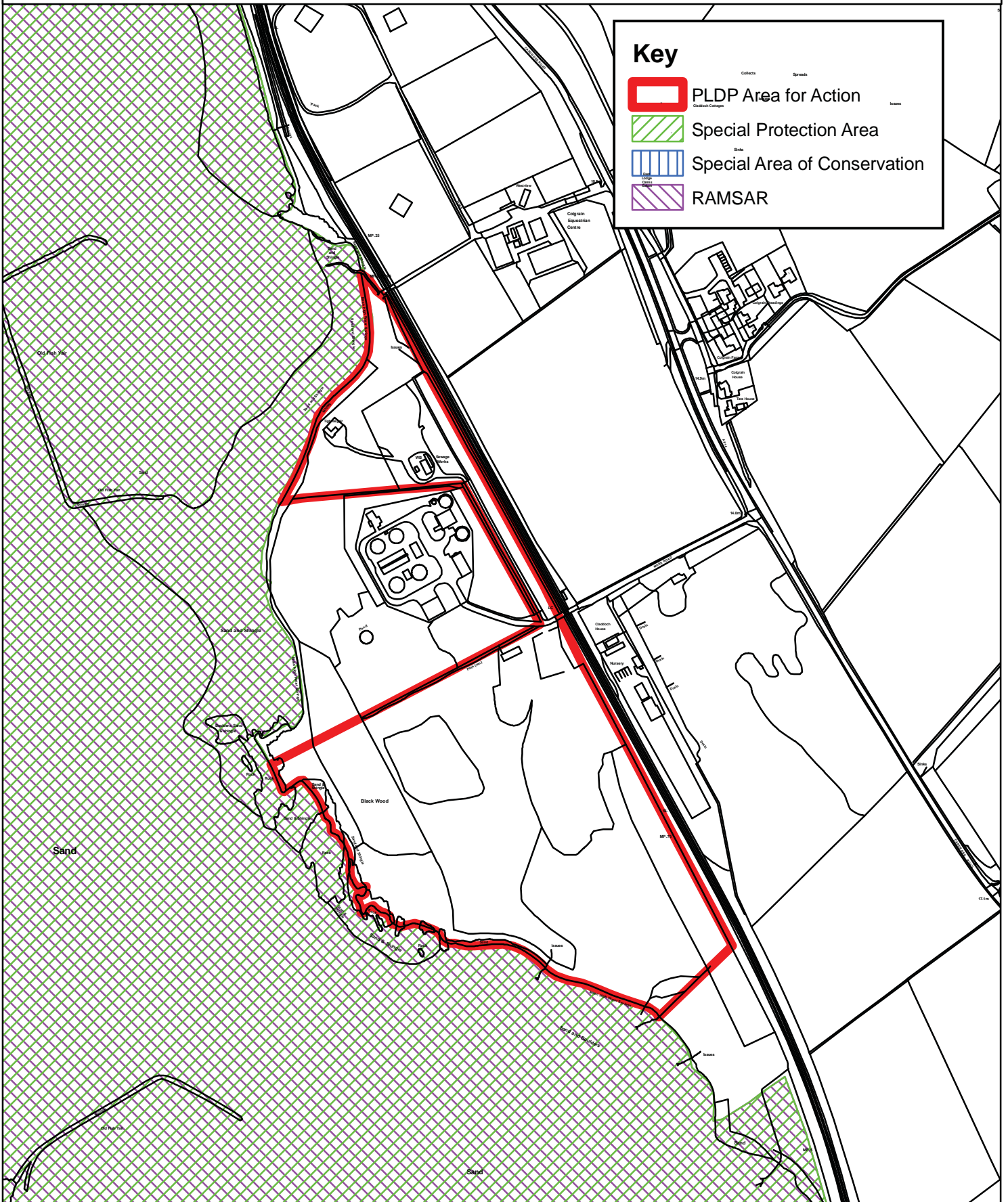
Qualifying Interest

The Inner Clyde SPA qualifies under Article 4.2 by regularly supporting an internationally important wintering population of redshank *Tringa totanus* (1992/93-96/97 winter peak mean of 2,107, 1% of Eastern Atlantic Flyway, 2% of British). This is one of the highest density wintering populations of redshank in Britain.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant

Map 16.11



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

**AFA 3/18 - Black Wood, Colgrain, Helensburgh
Inner Clyde SPA**

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disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

16.13 Comment

The AFA designation in this case involves regeneration, environmental and access improvements over a largely wooded area adjacent to the coast. There are no proposals for development with the exception of the PDA 2001 (see above). As indicated above, any sites lying within 300m of the boundary of the SPA is likely to impact on the qualifying interest, and in this case the key likely significant effect is disturbance caused by increased recreational activity along the shoreline during the wintering period. This would be particularly significant if dogs were walked off-lead at the shoreline. There is also potential for cumulative significant effects from recreational disturbance when considered in combination with proposals at AFA ¾ (Helensburgh Craigendoran) some 1250 metres to the north.

Mitigation

It is proposed to add the following statement to the mini-brief for the site contained in the Draft Action Programme which is a component part of Supplementary Guidance:

“Detailed proposals must ensure that there would be no adverse effect on the integrity of the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects, through recreational disturbance (including dog walking). Where a proposal requires planning permission, this will only be granted where the planning authority is satisfied that this requirement has been met, following consultation with Scottish Natural Heritage”.

It should also be noted that any development proposals considered for the AFA would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that the AFA 3/18 will not have a significant effect on the qualifying interests or conservation objectives of the Inner Clyde SPA subject to the mitigation measures described above.

16.14 H-AL 10/7 Port Charlotte, Islay

The Housing allocation H-AL 10/7 is located on the northern edge of the settlement of Port Charlotte and is close to the **Rinns of Islay SPA**. (see **Map 16.13**)

Qualifying Interest

The site qualifies under Article 4.1 (Annex 1 species) by regularly supporting in summer 11 pairs of hen harriers *Circus cyaneus* (3% of the British population), 7 pairs of corncrakes *Crex crex* (1% of British) and 56 pairs of chough *Pyrrhoroax pyrrhoroax* (21% of British); and in winter by regularly supporting in excess of 1,820 Greenland white-fronted geese *Anser albifrons flavirostris* (12% of the world population; 18% of the numbers wintering in Britain), up to 140 whooper swan *Cygnus cygnus* during passage periods (2% of British), and 295+ choughs (40% of British). In some severe winters the site also holds internationally important numbers of barnacle geese *Branta leucopsis*.

The site qualifies under Article 4.2 (migratory species) by regularly supporting a nationally important breeding population of about 15 pairs of common scoter *Melanitta nigra* (14% of the British breeding population).

As well as its importance for the individual species listed above, the site is also of strong scientific interest for a number of distinct species assemblages. These include wide-ranging birds of open ground, breeding waders on wet grassland and peatland, and breeding seabirds.

The Rinns site also includes the previously proposed sites at Glac na Criche and Feur Lochain.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species

The map displays the coastal area of Port Llagan, highlighting various protected and allocated zones. A red outline indicates the PLDP Allocation, which covers a large area of the coastline and extends inland. A green hatched area represents the Special Protection Area, located in the upper left. A blue hatched area represents the Special Area of Conservation, situated along the coast. A purple hatched area represents the RAMSAR, located in the lower left. The map also shows various buildings, including the Distillery House, Museum, and Carrig Cottages, and features such as the Beach Cottages, Sand, and Shingle. The coastline is marked with 'Port a' Bhàr' and 'Port a' Caill'. The map includes a key in the bottom left corner and a scale bar in the bottom right corner.

Key

- PLDP Allocation
- Special Protection Area
- Special Area of Conservation
- RAMSAR

Map labels include: Southbrae, Lochview, Museum, Burial Ground, Car Park, Carrig More, Carrig Cottages, Shingle & Rock, Port a' Bhàr, Port a' Caill, Shingle & Rock, Rock, Port Lag na Tràghadh, Mean Low Water Springs, Mean High Water Springs, Sand, Rock & Sand, Black Brae, Distillery House, Youth Hostel, NTL, 6.6m, 5.4m, 12.5m, 15.2m, 4.2m, 8.4m, 1.2m, 1.5m, 1.8m, 2.1m, 2.4m, 2.7m, 3.0m, 3.3m, 3.6m, 3.9m, 4.2m, 4.5m, 4.8m, 5.1m, 5.4m, 5.7m, 6.0m, 6.3m, 6.6m, 6.9m, 7.2m, 7.5m, 7.8m, 8.1m, 8.4m, 8.7m, 9.0m, 9.3m, 9.6m, 9.9m, 10.2m, 10.5m, 10.8m, 11.1m, 11.4m, 11.7m, 12.0m, 12.3m, 12.6m, 12.9m, 13.2m, 13.5m, 13.8m, 14.1m, 14.4m, 14.7m, 15.0m, 15.3m, 15.6m, 15.9m, 16.2m, 16.5m, 16.8m, 17.1m, 17.4m, 17.7m, 18.0m, 18.3m, 18.6m, 18.9m, 19.2m, 19.5m, 19.8m, 20.1m, 20.4m, 20.7m, 21.0m, 21.3m, 21.6m, 21.9m, 22.2m, 22.5m, 22.8m, 23.1m, 23.4m, 23.7m, 24.0m, 24.3m, 24.6m, 24.9m, 25.2m, 25.5m, 25.8m, 26.1m, 26.4m, 26.7m, 27.0m, 27.3m, 27.6m, 27.9m, 28.2m, 28.5m, 28.8m, 29.1m, 29.4m, 29.7m, 30.0m, 30.3m, 30.6m, 30.9m, 31.2m, 31.5m, 31.8m, 32.1m, 32.4m, 32.7m, 33.0m, 33.3m, 33.6m, 33.9m, 34.2m, 34.5m, 34.8m, 35.1m, 35.4m, 35.7m, 36.0m, 36.3m, 36.6m, 36.9m, 37.2m, 37.5m, 37.8m, 38.1m, 38.4m, 38.7m, 39.0m, 39.3m, 39.6m, 39.9m, 40.2m, 40.5m, 40.8m, 41.1m, 41.4m, 41.7m, 42.0m, 42.3m, 42.6m, 42.9m, 43.2m, 43.5m, 43.8m, 44.1m, 44.4m, 44.7m, 45.0m, 45.3m, 45.6m, 45.9m, 46.2m, 46.5m, 46.8m, 47.1m, 47.4m, 47.7m, 48.0m, 48.3m, 48.6m, 48.9m, 49.2m, 49.5m, 49.8m, 50.1m, 50.4m, 50.7m, 51.0m, 51.3m, 51.6m, 51.9m, 52.2m, 52.5m, 52.8m, 53.1m, 53.4m, 53.7m, 54.0m, 54.3m, 54.6m, 54.9m, 55.2m, 55.5m, 55.8m, 56.1m, 56.4m, 56.7m, 57.0m, 57.3m, 57.6m, 57.9m, 58.2m, 58.5m, 58.8m, 59.1m, 59.4m, 59.7m, 60.0m, 60.3m, 60.6m, 60.9m, 61.2m, 61.5m, 61.8m, 62.1m, 62.4m, 62.7m, 63.0m, 63.3m, 63.6m, 63.9m, 64.2m, 64.5m, 64.8m, 65.1m, 65.4m, 65.7m, 66.0m, 66.3m, 66.6m, 66.9m, 67.2m, 67.5m, 67.8m, 68.1m, 68.4m, 68.7m, 69.0m, 69.3m, 69.6m, 69.9m, 70.2m, 70.5m, 70.8m, 71.1m, 71.4m, 71.7m, 72.0m, 72.3m, 72.6m, 72.9m, 73.2m, 73.5m, 73.8m, 74.1m, 74.4m, 74.7m, 75.0m, 75.3m, 75.6m, 75.9m, 76.2m, 76.5m, 76.8m, 77.1m, 77.4m, 77.7m, 78.0m, 78.3m, 78.6m, 78.9m, 79.2m, 79.5m, 79.8m, 80.1m, 80.4m, 80.7m, 81.0m, 81.3m, 81.6m, 81.9m, 82.2m, 82.5m, 82.8m, 83.1m, 83.4m, 83.7m, 84.0m, 84.3m, 84.6m, 84.9m, 85.2m, 85.5m, 85.8m, 86.1m, 86.4m, 86.7m, 87.0m, 87.3m, 87.6m, 87.9m, 88.2m, 88.5m, 88.8m, 89.1m, 89.4m, 89.7m, 90.0m, 90.3m, 90.6m, 90.9m, 91.2m, 91.5m, 91.8m, 92.1m, 92.4m, 92.7m, 93.0m, 93.3m, 93.6m, 93.9m, 94.2m, 94.5m, 94.8m, 95.1m, 95.4m, 95.7m, 96.0m, 96.3m, 96.6m, 96.9m, 97.2m, 97.5m, 97.8m, 98.1m, 98.4m, 98.7m, 99.0m, 99.3m, 99.6m, 99.9m, 100.2m, 100.5m, 100.8m, 101.1m, 101.4m, 101.7m, 102.0m, 102.3m, 102.6m, 102.9m, 103.2m, 103.5m, 103.8m, 104.1m, 104.4m, 104.7m, 105.0m, 105.3m, 105.6m, 105.9m, 106.2m, 106.5m, 106.8m, 107.1m, 107.4m, 107.7m, 108.0m, 108.3m, 108.6m, 108.9m, 109.2m, 109.5m, 109.8m, 110.1m, 110.4m, 110.7m, 111.0m, 111.3m, 111.6m, 111.9m, 112.2m, 112.5m, 112.8m, 113.1m, 113.4m, 113.7m, 114.0m, 114.3m, 114.6m, 114.9m, 115.2m, 115.5m, 115.8m, 116.1m, 116.4m, 116.7m, 117.0m, 117.3m, 117.6m, 117.9m, 118.2m, 118.5m, 118.8m, 119.1m, 119.4m, 119.7m, 120.0m, 120.3m, 120.6m, 120.9m, 121.2m, 121.5m, 121.8m, 122.1m, 122.4m, 122.7m, 123.0m, 123.3m, 123.6m, 123.9m, 124.2m, 124.5m, 124.8m, 125.1m, 125.4m, 125.7m, 126.0m, 126.3m, 126.6m, 126.9m, 127.2m, 127.5m, 127.8m, 128.1m, 128.4m, 128.7m, 129.0m, 129.3m, 129.6m, 129.9m, 130.2m, 130.5m, 130.8m, 131.1m, 131.4m, 131.7m, 132.0m, 132.3m, 132.6m, 132.9m, 133.2m, 133.5m, 133.8m, 134.1m, 134.4m, 134.7m, 135.0m, 135.3m, 135.6m, 135.9m, 136.2m, 136.5m, 136.8m, 137.1m, 137.4m, 137.7m, 138.0m, 138.3m, 138.6m, 138.9m, 139.2m, 139.5m, 139.8m, 140.1m, 140.4m, 140.7m, 141.0m, 141.3m, 141.6m, 141.9m, 142.2m, 142.5m, 142.8m, 143.1m, 143.4m, 143.7m, 144.0m, 144.3m, 144.6m, 144.9m, 145.2m, 145.5m, 145.8m, 146.1m, 146.4m, 146.7m, 147.0m, 147.3m, 147.6m, 147.9m, 148.2m, 148.5m, 148.8m, 149.1m, 149.4m, 149.7m, 150.0m, 150.3m, 150.6m, 150.9m, 151.2m, 151.5m, 151.8m, 152.1m, 152.4m, 152.7m, 153.0m, 153.3



PLDP Allocation

Special Protection Area

Special Area of Conservation

RAMSAR

Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

H-AL 10/7 - Port Charlotte, Islay Rhinn's of Islay SPA

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- No significant disturbance of the species

Qualifying Species:

- Chough (*Pyrrhocorax pyrrhocorax*) (breeding and non-breeding)
- Common scoter (*Melanitta nigra*)(breeding)
- Corncrake (*Crex crex*)(breeding)
- Greenland white-fronted goose (*Anser albifrons flavirostris*)(non-breeding)
- Hen harrier (*Circus cyaneus*)(breeding)
- Whooper swan (*Cygnus cygnus*)(non-breeding)

16.15 Comment

The housing allocation is identified for the development of up to 30 units. The site is located immediately adjacent to the northern boundary of the existing settlement of Port Charlotte and is some 140 metres distant at its closest point from the boundary of the SPA. The likeliest impact on the SPA from the development of this allocation might arise from the loss of foraging habitat for geese, chough and corncrake and breeding habitat for corncrake as a result of developing the housing allocation. However, given the proximity of the existing settlement and the large range of the SPA which extends to some 9407 hectares, the development of this allocation would have only a **minor residual effect**, on the conservation objectives of this SPA.

It should also be noted that any development proposals considered for the allocation would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites). It is concluded that the housing allocation H-AL 10/7 will have a **minor residual effect** on the qualifying interests or conservation objectives of the Rinns of Islay SPA.

16.16 MU 3003 Port Mor, Port Charlotte

The Mixed Use Allocation is located adjacent to the southern extremity of the settlement of Port Charlotte and is bounded on all sides by the **Rinns of Islay SPA** (see **Map 16.15**).

Qualifying Interest

The site qualifies under Article 4.1 (Annex 1 species) by regularly supporting in summer 11 pairs of hen harriers *Circus cyaneus* (3% of the British population), 7 pairs of corncrakes *Crex crex* (1% of British) and 56 pairs of chough *Pyrrhocorax pyrrhocorax* (21% of British); and in winter by regularly supporting in excess of 1,820 Greenland white-fronted geese *Anser albifrons flavirostris* (12% of the world population; 18% of the numbers wintering in Britain), up to 140 whooper swan *Cygnus cygnus* during passage periods (2% of British), and 295+

choughs (40% of British). In some severe winters the site also holds internationally important numbers of barnacle geese *Branta leucopsis*.

The site qualifies under Article 4.2 (migratory species) by regularly supporting a nationally important breeding population of about 15 pairs of common scoter *Melanitta nigra* (14% of the British breeding population).

As well as its importance for the individual species listed above, the site is also of strong scientific interest for a number of distinct species assemblages. These include wide-ranging birds of open ground, breeding waders on wet grassland and peatland, and breeding seabirds.

The Rinns site also includes the previously proposed sites at Glac na Criche and Feur Lochain.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Chough (*Pyrrhocorax pyrrhocorax*)
- Common scoter (*Melanitta nigra*)
- Corncrake (*Crex crex*)
- Greenland white-fronted goose (*Anser albifrons flavirostris*)
- Hen harrier (*Circus cyaneus*)
- Whooper swan (*Cygnus cygnus*)

16.17 Comment

The mixed use allocation is identified for tourism/community facilities, and is already partially developed with a sports pitch, camp site facility and the Port Mor Centre. Given the existing human activities on the site and the relative size and extent of the SPA (9407 hectares) it is unlikely that the expansion or improvement of the facilities would have any impact on either the conservation objectives or the qualifying species of the Rinns of Islay SPA. The site boundary does however include some coastal habitat to the east and therefore it is concluded that it should be recorded as a **minor residual effect** that should be taken into account for any future in-combination assessment and to inform the possible in-combination assessment of other plans or projects.

It should also be noted that any development proposals considered for the allocation would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that the mixed use allocation Mu 3003 will not have a significant effect on the qualifying interests or conservation objectives of the Rinns of Islay SPA.

16.18 PDA 10/34 Shore Street, Bowmore

The PDA 10/34 is located immediately adjacent to the Bridgend Flats SPA (see **Map 16.18**) which covers an area of intertidal foreshore which extends to some 331 hectares. The PDA is identified for mixed use education/residential.

Qualifying Interest

The site qualifies under Article 4(1) by virtue of its supporting internationally important numbers of the Greenland population of Barnacle Geese Branta leucopsis. An average of 22% (6700 birds) of the total population roost in the area and an average of 3% (900 birds) feed within the site. Smaller numbers of the following species listed in Annex 1 of the Directive also occur: Whooper Swan Cygnus cygnus, Greenland White-fronted Goose Anser albifrons flavirostris, Peregrine Falco peregrinus and Golden Plover Pluvialis apricaria.

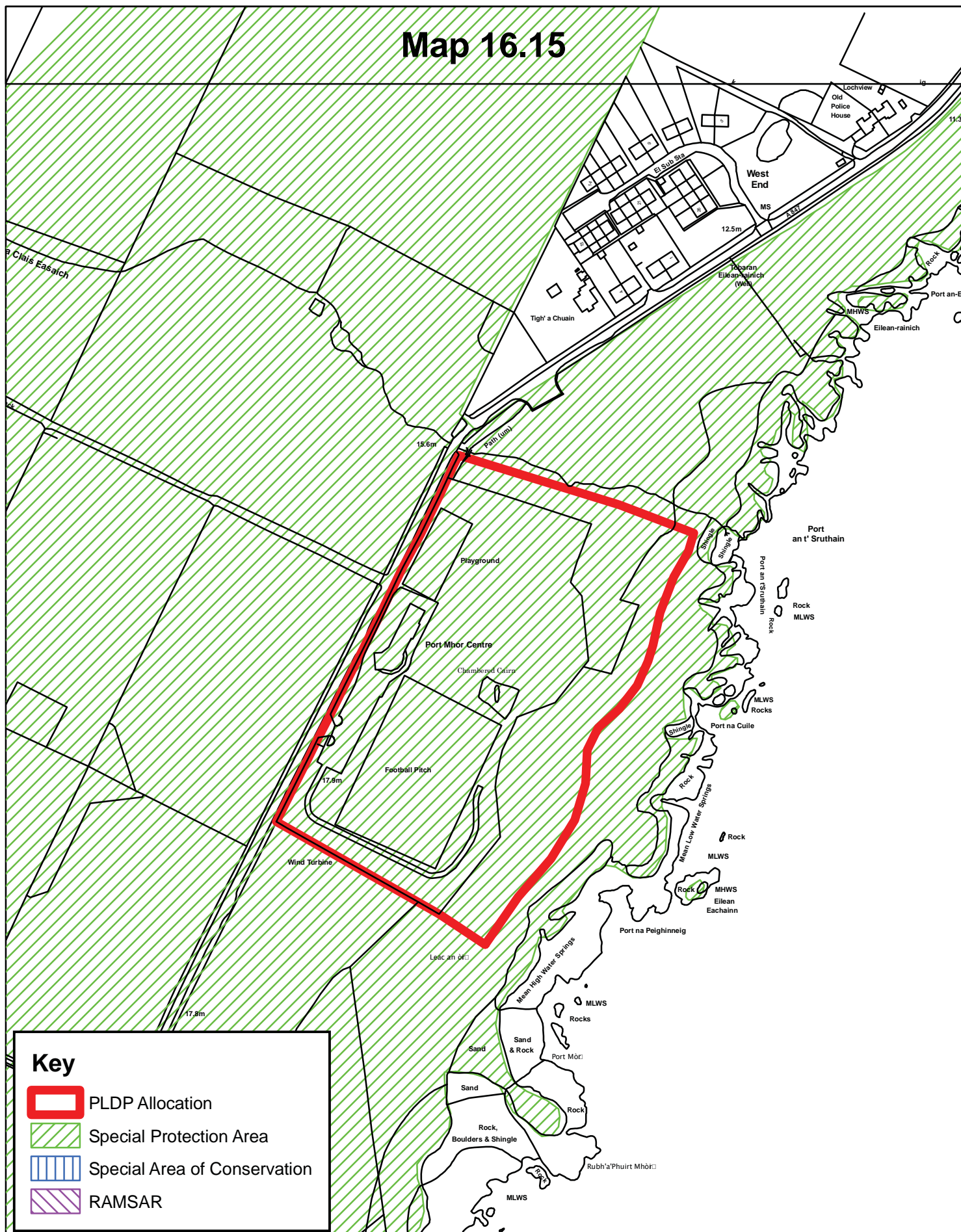
Numerous other migrant species, particularly waterfowl, also occur.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site

Map 16.15



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

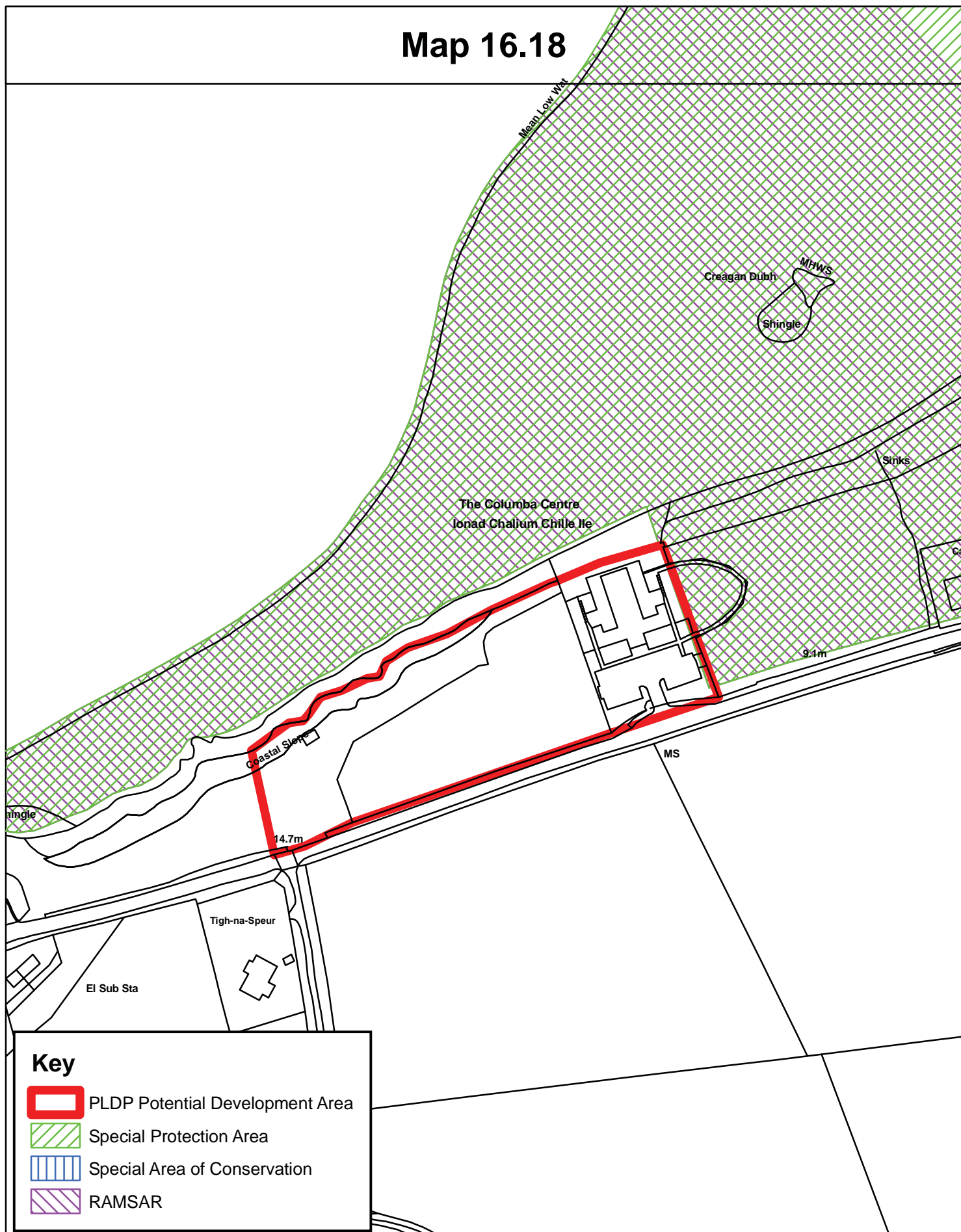
MU 3003 - Port Mor, Port Charlotte Rhinns of Islay SPA

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Map 16.18



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

PDA 10/34 - Shore Street, Bowmore Bridgend Flats SPA



- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Species : Greenland Barnacle goose (*Branta leucopsis*)(non breeding)

16.19 Comment

The SPA covers intertidal foreshore which is located immediately adjacent to PDA 10/34 which is itself close to the existing settlement of Bowmore. Given the extent of the SPA, and the proximity of the settlement, it is considered that development within the PDA would not have any substantive impact on the qualifying interests or conservation objectives of the SPA.

It should also be noted that any development proposals considered for the PDA would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that the PDA 10/34 will not have a significant effect on the qualifying interests or conservation objectives of the Bridgend Flats SPA.

16.20 MU 3002/MAST 1/6 Bowmore, Islay

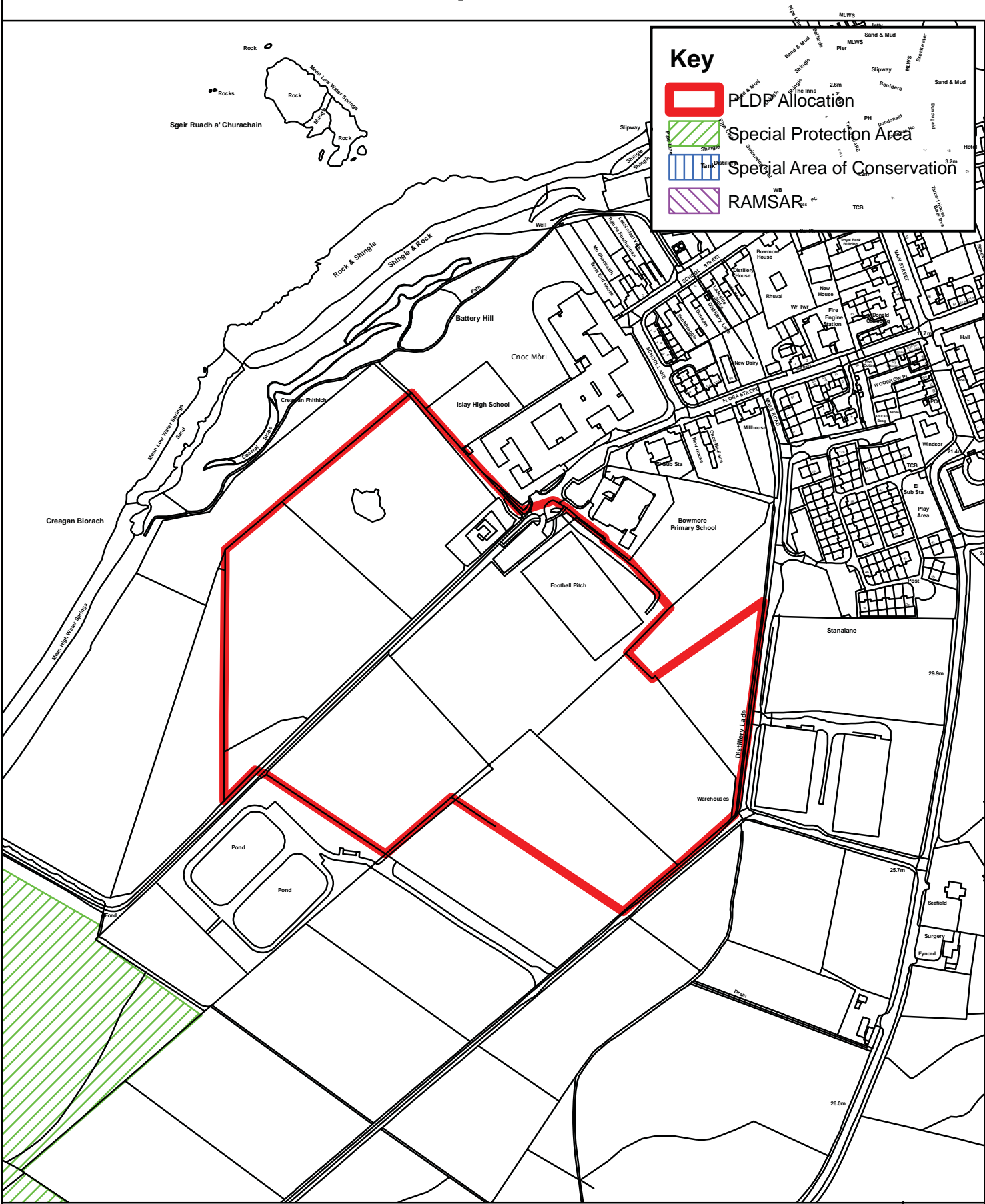
The mixed use allocation MU3002/MAST 1/6 is identified for housing(90 units), business/industrial uses within Class 4(1.9ha) and open space/community use (2ha). The allocation lies close to the Laggan SPA (see **Map 16.20**)

Qualifying Interest

The site qualifies under Article 4(1) by virtue of its supporting internationally important numbers of two species listed on Annex 1. An average of about 6% (1800 birds) of the Greenland population of Barnacle Geese *Branta leucopsis* feed on the area over winter. The site provides the feeding area for some of the geese which roost at the nearby Bridgend Flats site. About 2% (300 birds) of the Greenland subspecies of the White-fronted Goose *Anser albifrons flavirostris* use the site for daytime feeding during the winter. Smaller numbers of the following species listed on Annex 1 of the Directive also occur: Peregrine *Falco peregrinus* (breeding), Golden Plover *Pluvialis apricaria* (autumn passage), Common Tern *Sterna hirundo* (breeding), Arctic Tern *Sterna paradisaea* (breeding), Little Tern *Sterna albifrons* (breeding), Short-eared Owl *Asio flammeus* (wintering), and Chough *Pyrrhocorax pyrrhocorax* (breeding and resident). Numerous other migrant species, particularly waterfowl, also occur.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is



maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Barnacle goose (*Branta leucopsis*)
- Greenland white-fronted goose (*Anser albifrons flavirostris*)

16.21 Comment

The Laggan SPA extends to some 1230 hectares with the settlement of Bowmore located close but not immediately adjacent to the boundary of the SPA and is some 190 metres to the south west. It is considered that this allocation could have a likely significant effect on the SPA because of direct loss of foraging habitat for the qualifying species, and because of impacts on the extent of foraging and roosting habitat through recreational disturbance.

In Combination Effects

There is potential for a significant increase in recreational pressure through the identification of a Core Path (C068 c-e Bowmore to Saltpan Point Circular) in the Argyll and Bute Core Paths Plan. The CPP has already been subject to HRA and it has been agreed that suitable mitigation measures be employed. This involves the erection of signage advising walkers to use alternative routes during the wintering period.

In addition planning consent has recently been granted for a new distillery at Gartbreck where visitors may add to pressure on the paths. However, it has been accepted that the CPP mitigation measures (path signage) will not result in an adverse effect on the SPA, and SNH had advised that the distillery proposals would not require the submission of an HRA in respect of the proposals.

In order to ensure that the impacts of recreational use (principally walking) are properly considered in relation to the SPA it is suggested that appropriate mitigation measures should include the submission of a Recreation Management Plan with any planning application(s) or masterplan.

Mitigation

It is proposed to add the following statement to the mini-brief for the site contained in the Draft Action Programme which is a component part of Supplementary Guidance:

“For planning permission to be granted, development proposals must ensure that there would be no adverse effect on the integrity and qualifying interests of the Laggan Special Protection Area, either alone or in combination with other plans or projects, through recreational disturbance. To demonstrate this, a Recreation Management Plan should be prepared to accompany the planning application, for the approval of the planning authority in consultation with Scottish Natural Heritage”.

It should also be noted that any development proposals considered for the allocation would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that the mixed use Allocation 3002 and associated Masterplan MAST 1/6 will not have a significant effect on the qualifying interests or conservation objectives of the Laggan SPA subject to the mitigation measures described above. However it should also be recorded that the proposals represent a **minor residual effect** that should be taken into account for later in-combination assessment of other plans or projects.

16.22 PDA 12/42 Back Brae, Tayvallich

The potential development area PDA 12/42 is designated for the provision of affordable housing and is located close to the village centre (see **Map 16.22**). The PDA is also adjacent to the **Tayvallich Juniper Coast SAC**.

Qualifying Interest

Euphydryas (Eurodryas, Hypodryas) aurinia - Marsh fritillary butterfly.

Juniperus communis formations on heaths or calcareous grasslands - Juniper on heaths or calcareous grasslands.

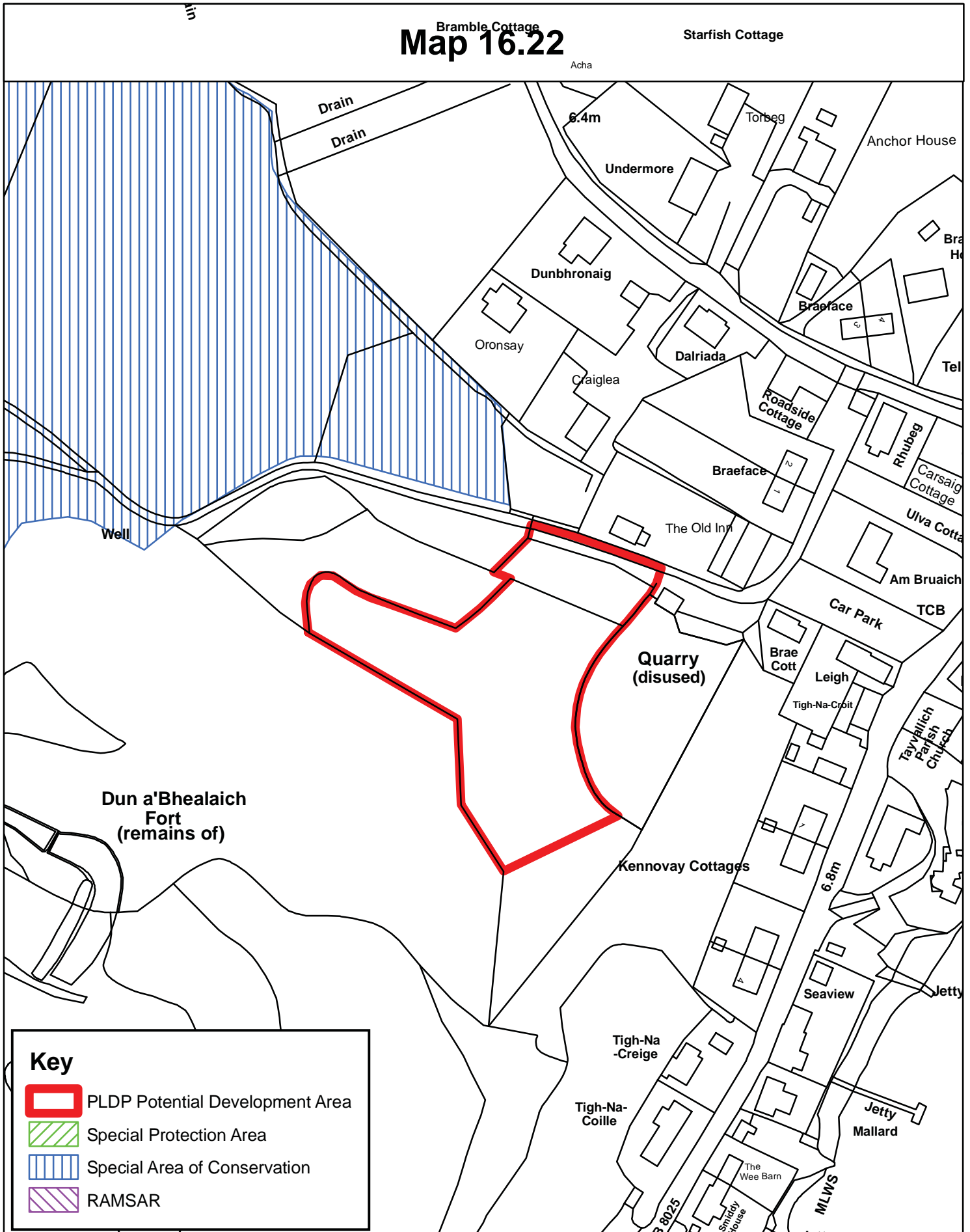
Lutra lutra – Otter.

Conservation Objectives

To avoid deterioration of the qualifying habitat (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying habitat that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site

Map 16.22



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014





PDA 12/47 - Back Brae, Tayvallich
Tayvallich Junior Coast

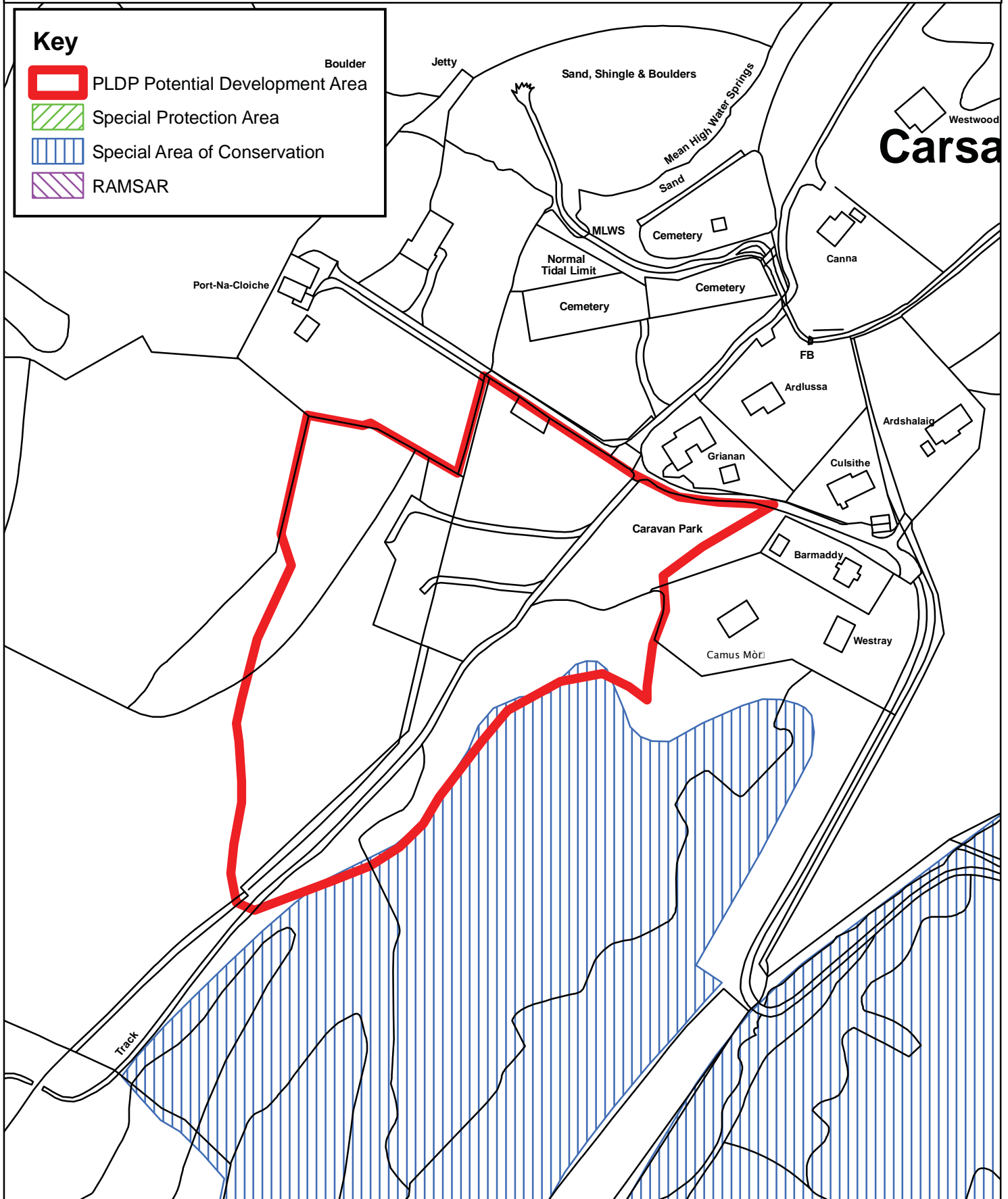


Map 16.24

Boulders

Key

-  PLDP Potential Development Area
-  Special Protection Area
-  Special Area of Conservation
-  RAMSAR



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

PDA 12/51 - Carsaig, Tayvallich
Tayvallich Juniper Coast

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- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

Marsh Fritillary butterfly
Otter

16.23 Comment

The Tayvallich Juniper Coast SAC extends to some 1212 hectares in area. The PDA 12/42 lies adjacent to the existing settlement boundary and the boundary of the SAC. Given the proximity of the settlement area, the relatively small area of the PDA in comparison with the SAC it is difficult to conceive that the development of the PDA would have any impact on the qualifying interests or the conservation objectives of the SAC. It should also be noted that any development proposals considered for the PDA would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that PDA 12/42 will not have a significant effect on the qualifying interests or conservation objectives of the Tayvallich Juniper Coast SAC.

16.24 PDA 12/51 Carsaig, Tayvallich

The Potential Development Area PDA 12/51 is designated for unspecified tourism/mixed use and is located on the edge of the settlement area and abuts directly with the **Tayvallich Juniper Coast SAC** (see **Map 16.24**).

Qualifying Interest

Euphydryas (Eurodryas, Hypodryas) aurinia - Marsh fritillary butterfly.

Juniperus communis formations on heaths or calcareous grasslands - Juniper on heaths or calcareous grasslands.

Lutra lutra – Otter.

Conservation Objectives

To avoid deterioration of the qualifying habitat (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying habitat that the following are maintained in the long term:

- Extent of the habitat on site

- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitat:

Juniper on heaths or calcareous grasslands

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying habitat that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

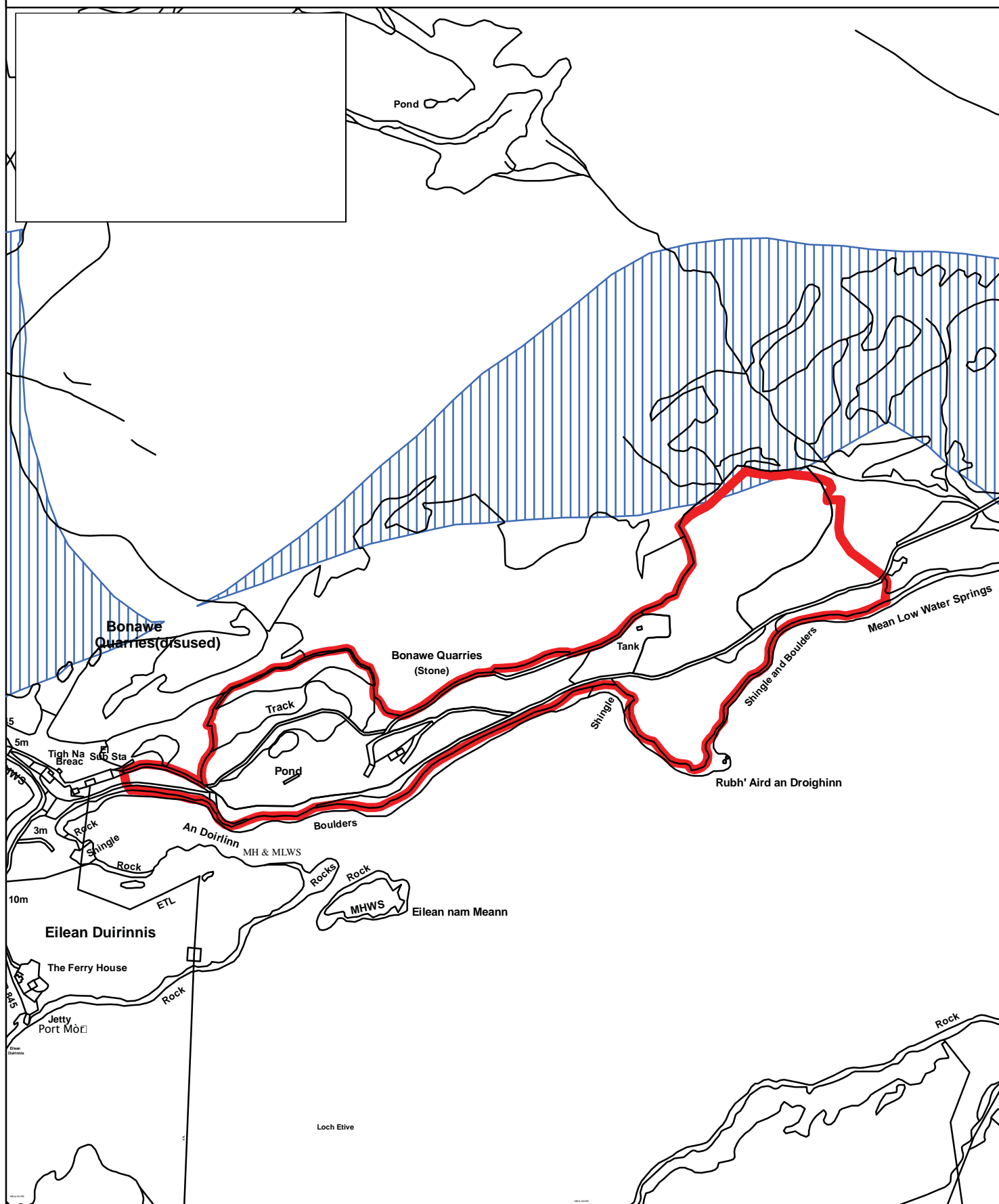
Qualifying Species:

Marsh Fritillary Butterfly
Otter

16.25 Comment

PDA 12/51 contains a number of existing static holiday caravans, and the purpose of the PDA is to provide a planning framework for the regularisation of the site with a view to some additional development provided the access road arrangements are improved. Given that the PDA is already substantially developed, is located on the edge of the settlement and does not impact directly on the SAC area, it is difficult to see how this PDA might affect the much larger 1212 hectare SAC. However, the PDA boundary very slightly overlaps that of the SAC area due to inaccurate drafting and should be adjusted to ensure that the boundaries are co-terminous.

Map 16.26



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

MIN-AL 5/3 - Bonawe Quarry Loch Etive Woods SAC

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It should also be noted that any development proposals considered for the PDA would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that PDA 12/51 will not have a significant effect on the qualifying interests or conservation objectives of the Tayvallich Juniper Coast SAC.

16.26 MIN-AL 5/3 Bonawe Quarry

The mineral allocation MIN-AL 5/3 is a hard rock quarry with a life expectancy of some 15 years of extraction within the consented area (see **Map 16.26**). The mineral allocation is located immediately adjacent to the **Loch Etive Woods SAC**.

Qualifying Interest

Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno-Padion, Alnion incanae, Salicion alvae)* - Alder woodland on floodplains

Lutra lutra – Otter

Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles - Western acidic oak woodland

Tilio-Acerion forests of slopes, screes and ravines* - Mixed woodland on base-rich soils associated with rocky slopes

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Alder woodland on floodplains*
- Mixed woodland on base-rich soils associated with rocky slopes*
- Western acidic oak woodland

* Indicates priority habitat.

Qualifying Species

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying habitat that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

Otter.

16.27 Comment

The consented quarry area abuts with but does not penetrate the boundary of the SAC and cannot therefore directly impact on the qualifying habitats. There may be impacts related to disturbance caused by the quarry operations affecting otters. However, the area covered by the SAC is some 2639 hectares would suggest that such impacts would likely be minimal and difficult to quantify. It should also be noted that any development proposals considered for the allocation would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that the mineral allocation MIN-AL 5/3 will not have a significant effect on the qualifying interests or conservation objectives of the Loch Etive Woods SAC.

16.28 PDA 4009 Arinagour North, Coll

The Potential Development Area PDA 4009 has been identified for a mixed density housing development on the edge of the settlement of Arinagour, Coll (see **Map 16.28**). The PDA is located close to but does not abut with the **Coll SPA**.

Qualifying Interest

Coll SPA qualifies under Article 4.1 by regularly supporting internationally important wintering populations of two Annex 1 species: 350 Greenland white-fronted goose Anser albifrons flavirostris (2% of Total; 3% of British); and 500 Greenland barnacle goose Branta leucopsis (1% of Total; 2% of British).

The site also supports a notable breeding population of red-throated diver Gavia stellata, an Annex 1 species, and one of the southernmost breeding populations of Arctic skua Stercorarius parasiticus in Europe.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Species: Barnacle goose (*Branta leucopsis*); Greenland white fronted goose (*Anser albifrons flavirostris*)

16.29 Comment

The PDA does not abut directly with the boundary of the SPA and is some 150metres away at its closest point. The SPA covers an area of 2321 hectares and effectively covers the northern part of Coll. Given the extent of the SPA it is difficult to determine how the development of housing on the PDA would in any way lead to the deterioration of the habitat or lead to a significant disturbance of the bird populations referred to. The development of this PDA would have only a **minor residual effect**, on the conservation objectives of this SPA, and should be taken into account for later in-combination assessment and to inform the possible in-combination assessment of other plans or projects.

Spreads



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RAMSAR

PDA 4009 - Arinagour North, Coll
Coll SPA

Arinagour
Farm

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It should also be noted that any development proposals considered for the PDA would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that the Potential Development Area PDA 4009 will not have a significant effect on the qualifying interests or conservation objectives of the Coll SPA.

16.30 AFA 5/10 Cuan Sound

The Area For Action AFA 5/10 is identified as ‘strategic’ focussed on access improvements (see **Map 16.30**)

The pLDP Action Programme states;

1. To pursue a cost/benefit and feasibility study into an option for improving ferry services and/or providing a fixed link between Luing and Seil.
2. To consider the land use and access implications on the South Cuan (Luing) and Cuan (Seil) sides of the Sound.
3. Proposals must ensure that there would be no adverse effect on the integrity of Firth of Lorn SAC

The Firth of Lorne SAC covers a large marine area that extends to just over 22,000 hectares and includes the islands of Scarba and the Garvellachs and extends through the gulf of Corryvreckan and up to the west coast of Luing and Seil including part of the Cuan Sound covered by the AFA designation.

Qualifying Interest

Reefs – Reefs

Conservation Objectives

To avoid deterioration of the qualifying habitat (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying habitat that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat

Map 16/30

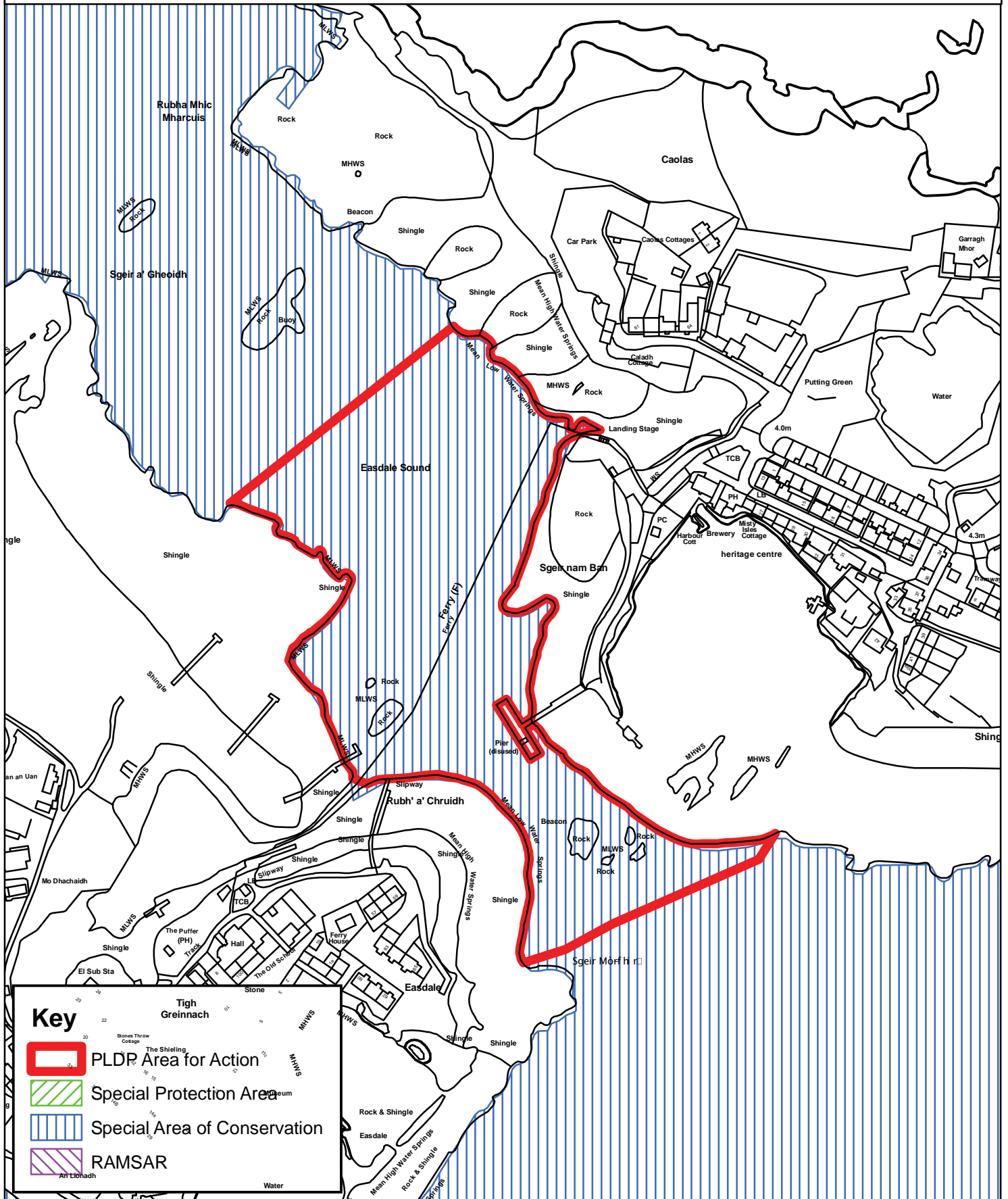
Key

- PLDP Area for Action
- Special Protection Area
- Special Area of Conservation
- RAMSAR

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Map 16.32

Dùn Mor



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

AFA 5/11 Easdale Sound Firth of Lorne SAC

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- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat

No significant disturbance of typical species of the habitat

Qualifying Habitat:

Reefs

16.31 Comment

The actions that might have an impact on the SAC qualifying interest and conservation objectives would be the construction of the fixed link between the mainland and the Island of Luing. The provision of a fixed link was the subject of a feasibility study a number of years ago which did not support the fixed link proposal. In this context there are currently no proposals far less a budget identified for the provision of a fixed link during the life of the LDP and in effect this AFA designation now exists simply to promote the improvement of the existing ferry service.

Clearly, the improvement of the existing ferry service would have no impact on the qualifying interest (reefs) or the associated conservation objectives of this SAC. It should be noted that any development proposals considered for the AFA would be required to comply both with the requirements of the mini-brief set out in the Action Programme which is Supplementary Guidance and with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is concluded that the Area for Action AFA 5/10 will not have a significant effect on the qualifying interests or conservation objectives of the Firth of Lorne SAC.

16.32 AFA 5/11 Easdale Sound

The Area For Action AFA 5/11 is identified as ‘strategic’ focussed on access improvements (see **Map 16.32**)

The pLDP Action Programme states;

- | | |
|----|---|
| 1. | To pursue an area for action in relation to a cost/benefit and feasibility study into an option for improving ferry services between Ellenabeich and Easdale. |
| 2. | Allied to the above, to consider land use and access implications on both sides of Easdale Sound. |
| 3. | Proposals must ensure that there would be no adverse effect on the integrity of Firth of Lorn SAC. |

The Firth of Lorne SAC covers a large marine area that extends to just over 22,000 hectares and includes the islands of Scarba and the Garvellachs and extends through the gulf of Corryvreckan and up to the west coast of Luing and Seil including Easdale and Ellanabeich.

Qualifying Interest

Reefs – Reefs

Conservation Objectives

To avoid deterioration of the qualifying habitat (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying habitat that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat

No significant disturbance of typical species of the habitat

Qualifying Habitat:

Reefs

16.33 Comment

The AFA designation at Easdale refers to the improvement of the existing ferry service over the short crossing from the mainland. The improvement of the small passenger only ferry or the service provided, or indeed works to improve shore facilities for berthing would not lead to any degradation or adverse impact on either the qualifying interest or the associated habitat. It should also be noted that any development proposals considered for the AFA would be required to comply with It should be noted that any development proposals considered for the AFA would be required to comply both with the requirements of the mini-brief set out in the Action Programme which is Supplementary Guidance and all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is therefore concluded that the Area for Action AFA 5/11 will not have a significant effect on the qualifying interests or conservation objectives of the Firth of Lorne SAC.

16.34 PDA 5/164 Cullipool

The Potential Development Area PDA 5/164 is identified for unspecified tourism/leisure uses (see **Map 16.33**).

The Firth of Lorne SAC covers a large marine area that extends to just over 22,000 hectares and includes the islands of Scarba and the Garvellachs and extends through the gulf of Corryvreckan and up to the west coast of Luing and Seil including Easdale and Ellanabeich.

Qualifying Interest

Reefs – Reefs

Conservation Objectives

To avoid deterioration of the qualifying habitat (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying habitat that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat

No significant disturbance of typical species of the habitat

Qualifying Habitat:

Reefs

16.35 Comment

Given that there are currently no proposals for this PDA it is difficult to assess whether development would have a likely significant impact on the qualifying interests on the adjacent SAC. In order to ensure that there will be no significant impact from development of this PDA the following **mitigation** is proposed;

Add a caveat to the mini-brief for PDA 5/164 in the Action Programme which will become Supplementary Guidance as follows:

“Any development proposals must ensure that there would be no adverse effect on the integrity of the Firth of Lorne SAC”.

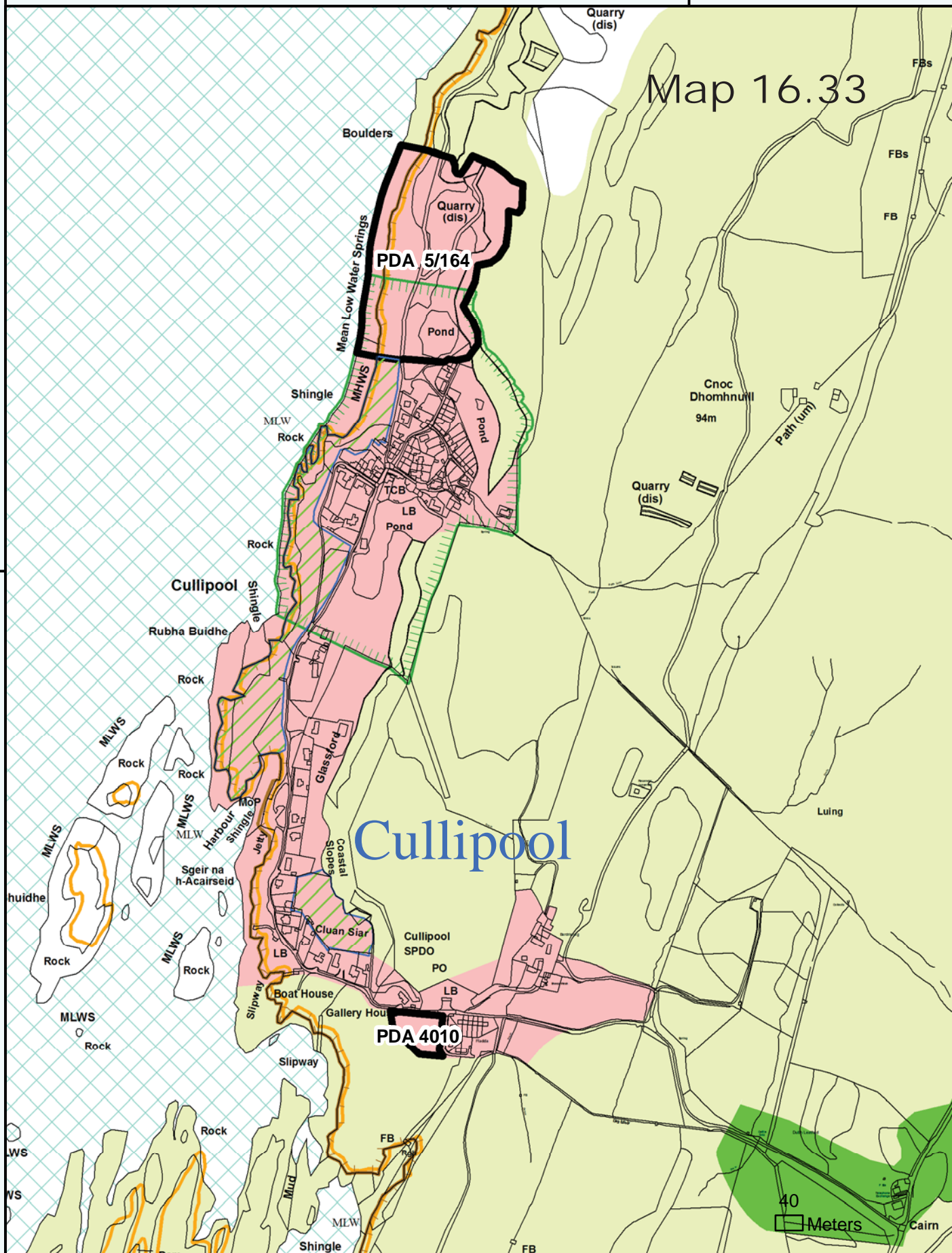
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Map 16.33

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83

Argyll and Bute
Proposed Local Development Plan
Cullipool



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17.0 Settlement Zones

The policy position for development within Settlement Zones is set out in Policy LDP DM1, where they are classified as Villages and Minor Settlements –

“Encouragement shall be given to sustainable forms of development as follows:-(C) Within the Villages and Minor Settlements up to small scale on appropriate sites”.

Preceding this, there is supporting text (paragraph 2.1.2) which states that

“the other settlements in the LDP will continue to accommodate growth, of appropriate scale, on established Allocations or Potential Development Areas (PDAs) and small scale development on infill, redevelopment and other windfall opportunity sites within the defined settlement boundary that have been identified in the plan’s proposals maps”.

There are a number of settlement zones within the plan area that either abut directly with the boundaries of Natura sites or extend into them as follows;

17.1 Tarbert

There is a section of the southern part of the Tarbert settlement zone which extends into the Tarbert Woods SAC. This is in fact a drafting error and will be rectified and will be considered through the Examination process.

17.2 Coullabus, Islay

Coullabus is identified as a minor settlement and consists of approximately six dwellinghouses and a farm steading (see **Map 17.1**) and the settlement boundaries fall almost entirely within the boundary of the **Gruinart Flats SPA**.

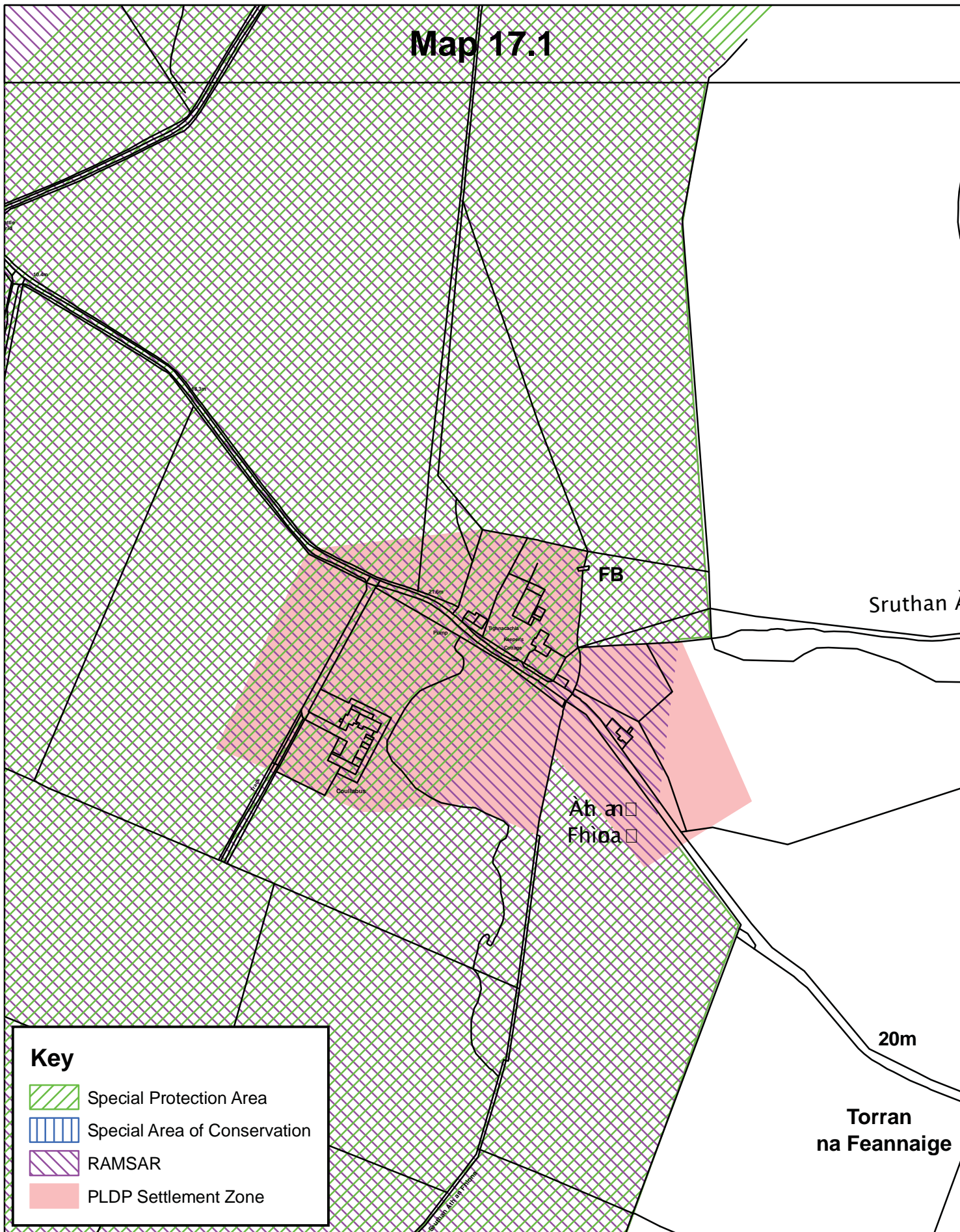
Qualifying Interest

Gruinart Flats, Islay SPA qualifies under Article 4.1 by regularly supporting a population of European importance of the Annex 1 species: barnacle goose *Branta leucopsis* (up to 20,000 individuals of the Greenland breeding population in the winter 1984/85, 64.5% of the GB population), Greenland white-fronted goose *Anser albifrons flavirostris* (up to 500 individuals in 1985, 3.6% of the GB population) and Chough *Pyrrhocorax pyrrhocorax* (a winter peak mean of over 42 individuals roosting and over 43 feeding birds between 2001/2002 and 2003/2004, more than 4.4% and 4.5% of the GB population respectively and an average of 4.6 breeding pairs annually between 2000 and 2004, over 1.3% of the GB population).

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

Map 17.1



- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Barnacle goose (*Branta leucopsis*)
- Chough (*Pyrrhocorax pyrrhocorax*)
- Greenland white-fronted goose (*Anser albifrons flavirostris*)
- Light-bellied brent goose (*Branta bernicla hrota*)

In addition Gruinart Flats, Islay SPA qualifies under Article 4.2 by regularly supporting a population of European importance of the migratory species light-bellied brent goose *Branta bernicla hrota* (300 individuals in 1985, 2% of the East Canadian, High Arctic biogeographic population).

17.3 Comment

The settlement as such consists of a handful of buildings and since 2006 there have been a total of three planning applications for development within this settlement, and only one involved the erection of new dwellinghouse out with the curtilage of existing buildings. Nevertheless it is accepted that the inclusion of European sites within settlement zones creates a 'policy tension' within the plan with small scale development encouraged by Policy LDP DM1(C) on 'appropriate sites'. SNH take the view that any development out with existing curtilages of dwellings would result in a loss of habitat and other development impacts.

17.4 Cornaigmore, Tiree

Cornaigmore is identified as a minor settlement and is atypical of the scattered crofting township settlement pattern found on Tiree (see **Map 17.3**). The crofting settlement pattern by virtue of its scattered nature does not have clearly defined boundaries, and there are few landscape features that can provide reference points. The settlement boundary of Cornaigmore as defined in the LDP is generous to reflect the scattered settlement pattern. Part of the identified settlement area lies within the boundary of the **Tiree Machair SAC**. The SAC extends to some 785 hectares where the Qualifying Interest is:

Embryonic shifting dunes - Shifting dunes

Fixed dunes with herbaceous vegetation ("grey dunes") - Dune grassland*

Humid dune slacks - Humid dune slacks

Machairs – Machair

Natural eutrophic lakes with

Magnopotamion or Hydrocharition-type

Vegetation - Naturally nutrient-rich lakes or lochs which are often dominated by pondweed

*Shifting dunes along the shoreline with *Ammophila arenaria* ("white dunes") - Shifting dunes with marram.*

The **Conservation Objectives** are:

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Dune grassland*
- Humid dune slacks
- Machair
- Naturally nutrient-rich lakes or lochs which are often dominated by pondweed
- Shifting dunes

- Shifting dunes with marram

* Indicates priority habitat

17.5 Comment

Since 2004 there have been four applications for the erection of dwellinghouses within this settlement and in all cases the applications referred to sites within the existing developed areas that lie out with the boundary of the SAC. It is clear that the removal of the settlement designation that lies within the SAC boundary would have no impact on the future of the settlement or further development. Nevertheless it is accepted that the inclusion of European sites within settlement zones creates a 'policy tension' within the plan with small scale development encouraged by Policy LDP DM1(C) on 'appropriate sites'. SNH take the view that any development out with existing curtilages of dwellings would result in a loss of habitat and other development impacts.

17.6 Cui Dheis, Tiree

The settlement area known as Cui Dheis is located just north of Balemartine (see below) and part of the settlement lies within the Tiree Corncrake SPA (see **Map 17.5**).

The SPA extends to some 544 hectares.

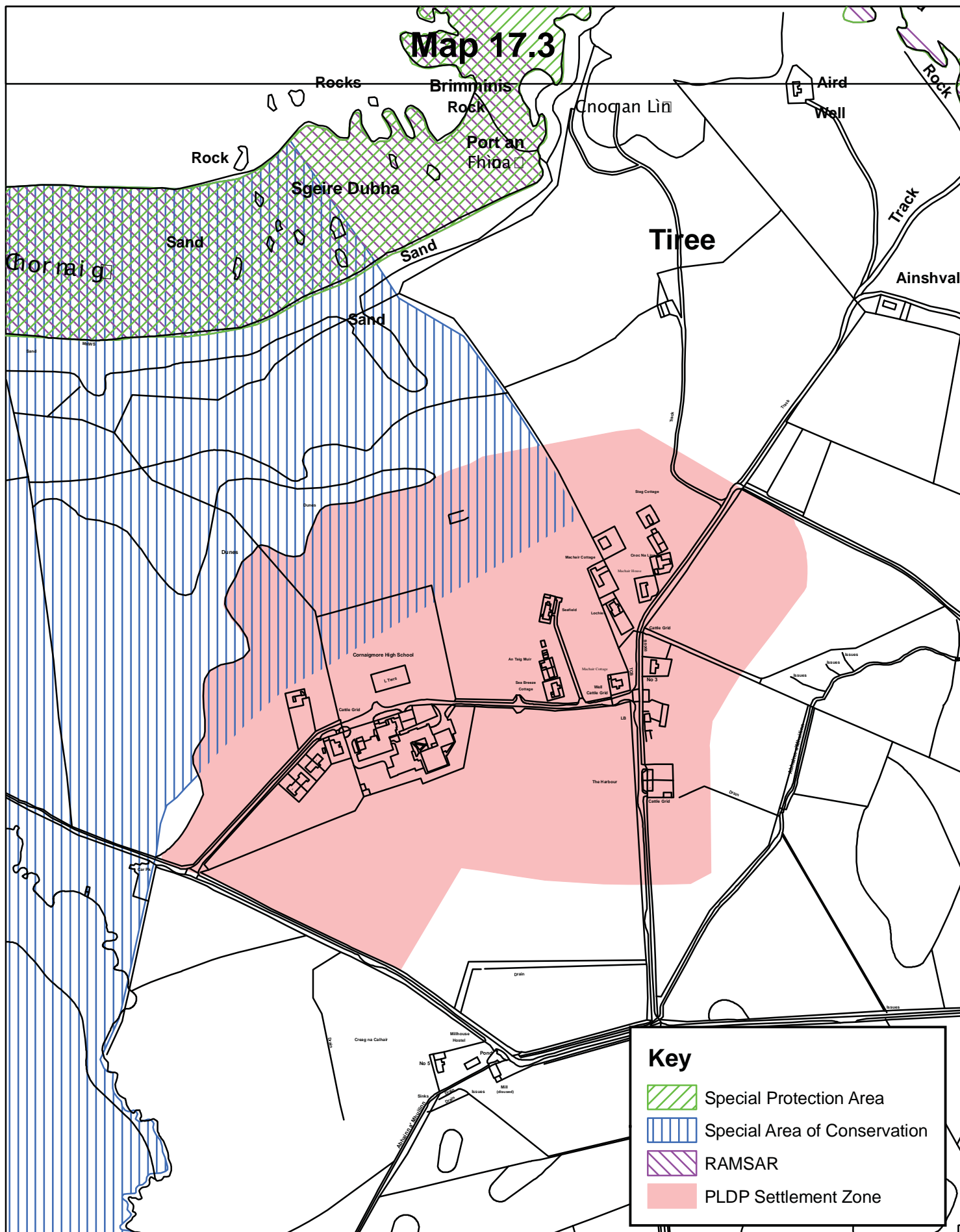
Qualifying Interest:

Tiree Corncrake SPA qualifies for SPA classification under Article 4.1 of the Birds Directive by regularly supporting a nationally important breeding population of the Annex 1 species Corncrake *Crex crex*. Between 1994 and 1998, the site supported an average of 44 calling males, representing about 8% of the British breeding population.

Conservation Objectives;

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

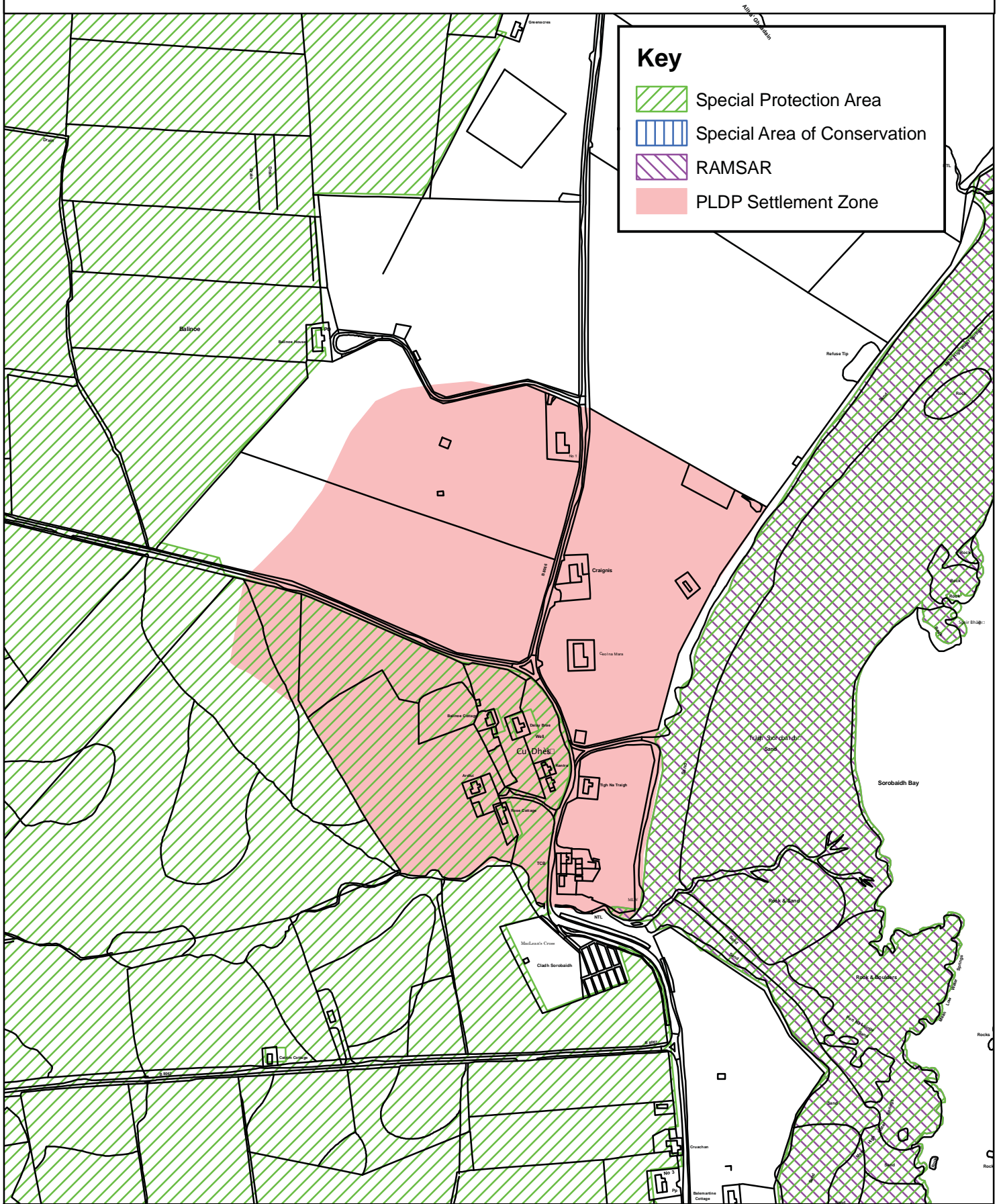
- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats
- Supporting the species
- No significant disturbance of the species



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

Cornaigmore, Tiree Tiree Machair SAC

Map 17.5



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

**Cui Dheis Tíree
Tíree Corncrake SPA**
Balmartine

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Qualifying Species:

- Corncrake (*Crex crex*)

17.7 Comment

Since the year 2000, there has been only 6 planning applications submitted that proposed development at Cui Dheis. Only two of these applications concerned new development within the boundary of the SPA. One application concerned the demolition and re-building of an existing dwellinghouse, the other application was for a new dwellinghouse close to the existing cluster of buildings and within the boundary of the SPA. Nevertheless it is accepted that the inclusion of European sites within settlement zones creates a 'policy tension' within the plan with small scale development encouraged by Policy LDP DM1(C) on 'appropriate sites'. SNH take the view that any development outwith existing curtilages of dwellings would result in a loss of habitat and other development impacts.

17.8 Balemartine, Tiree

Balemartine is a linear settlement where part lies within the Tiree Corncrake SPA (see **Map 17.7**) which extends to 544 hectares.

Qualifying Interest:

Tiree Corncrake SPA qualifies for SPA classification under Article 4.1 of the Birds Directive by regularly supporting a nationally important breeding population of the Annex 1 species Corncrake *Crex crex*. Between 1994 and 1998, the site supported an average of 44 calling males, representing about 8% of the British breeding population.

Conservation Objectives;

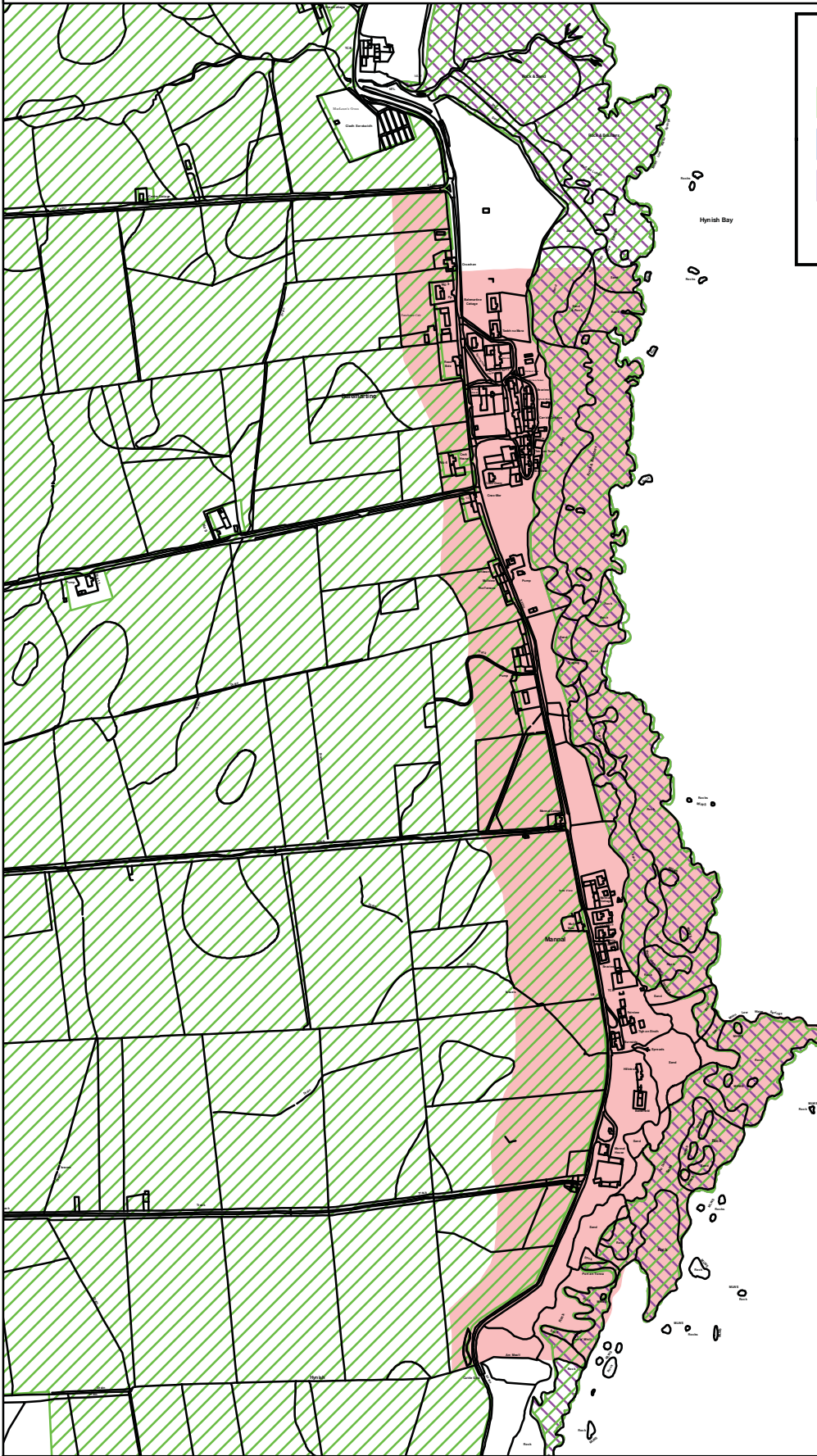
To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats
- Supporting the species
- No significant disturbance of the species





Qualifying Species:

- Corncrake (*Crex crex*)

Map 17.7



Key

-  Special Protection Area
-  Special Area of Conservation
-  RAMSAR
-  PLDP Settlement Zone

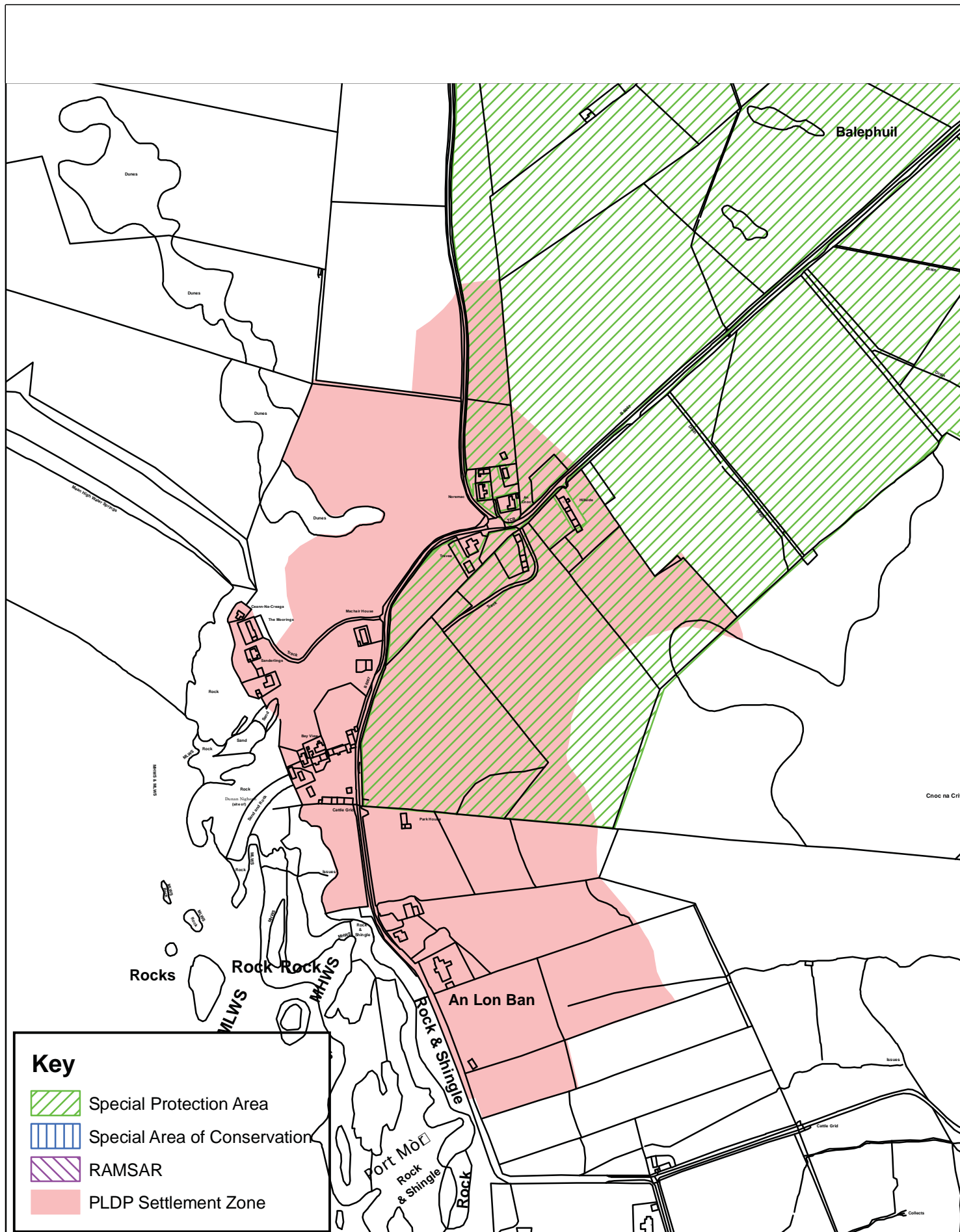
Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

**Balemartine, Tیره
Tیره Corncrake SPA**

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Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

Balephuill, Tìree Tìree Corncrake SPA

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17.9 Comment

Recent development activity within that portion of the settlement that lies within the SPA has been limited to the alteration or extension of existing dwellings. Nevertheless it is accepted that the inclusion of European sites within settlement zones creates a 'policy tension' within the plan with small scale development encouraged by Policy LDP DM1(C) on 'appropriate sites'. SNH take the view that any development out with existing curtilages of dwellings would result in a loss of habitat and other development impacts.

17.10 Balephuil, Tiree

17.11 Comment

Part of the settlement zone of Balephuil lies within the **Tiree Corncrake SPA** (see **Map 17.10**). The SPA extends to 544 hectares. Over the past twelve years there have been no applications for new development within the settlement area that lies within the SPA. Nevertheless it is accepted that the inclusion of European sites within settlement zones creates a 'policy tension' within the plan with small scale development encouraged by Policy LDP DM1(C) on 'appropriate sites'. SNH take the view that any development out with existing curtilages of dwellings would result in a loss of habitat and other development impacts.

17.12 Crossapol, Tiree

A small part of the settlement zone at Crossapol lies within the boundary of the **Tiree Wetlands & Coast SPA** (see **Map 17.11**).

Qualifying Interest;

Sléibhtean Agus Cladach Thiriodh SPA qualifies under Article 4.1 of the EC Wild Birds Directive by regularly supporting internationally important wintering populations (1995/96-99/00 winter peak means) of Greenland white-fronted goose *Anser albifrons flavirostris* (1,419 5% of total world population, 10% of GB); and Greenland barnacle goose *Branta leucopsis* (1,456, 5% of total world population, 5% of GB).

Sléibhtean Agus Cladach Thiriodh SPA qualifies under Article 4.2 by regularly supporting an internationally important breeding population of the migratory species dunlin *Calidris alpina* temperate *schinzii* race (114 pairs, 1% of GB and total world breeding population); and internationally important wintering populations of the migratory species ringed plover *Charadrius hiaticula* (653, 1% of East Atlantic Flyway population, 2% of GB) and turnstone *Arenaria interpres* (873, 1% of Western Palearctic population, 1 % of GB).

Sléibhtean Agus Cladach Thiriodh SPA also qualifies under Article 4.2 by supporting exceptionally high breeding densities of ringed plover (1% of GB), redshank *Tringa totanus* and oystercatcher *Haematopus ostralegus*.

Conservation Objectives;

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

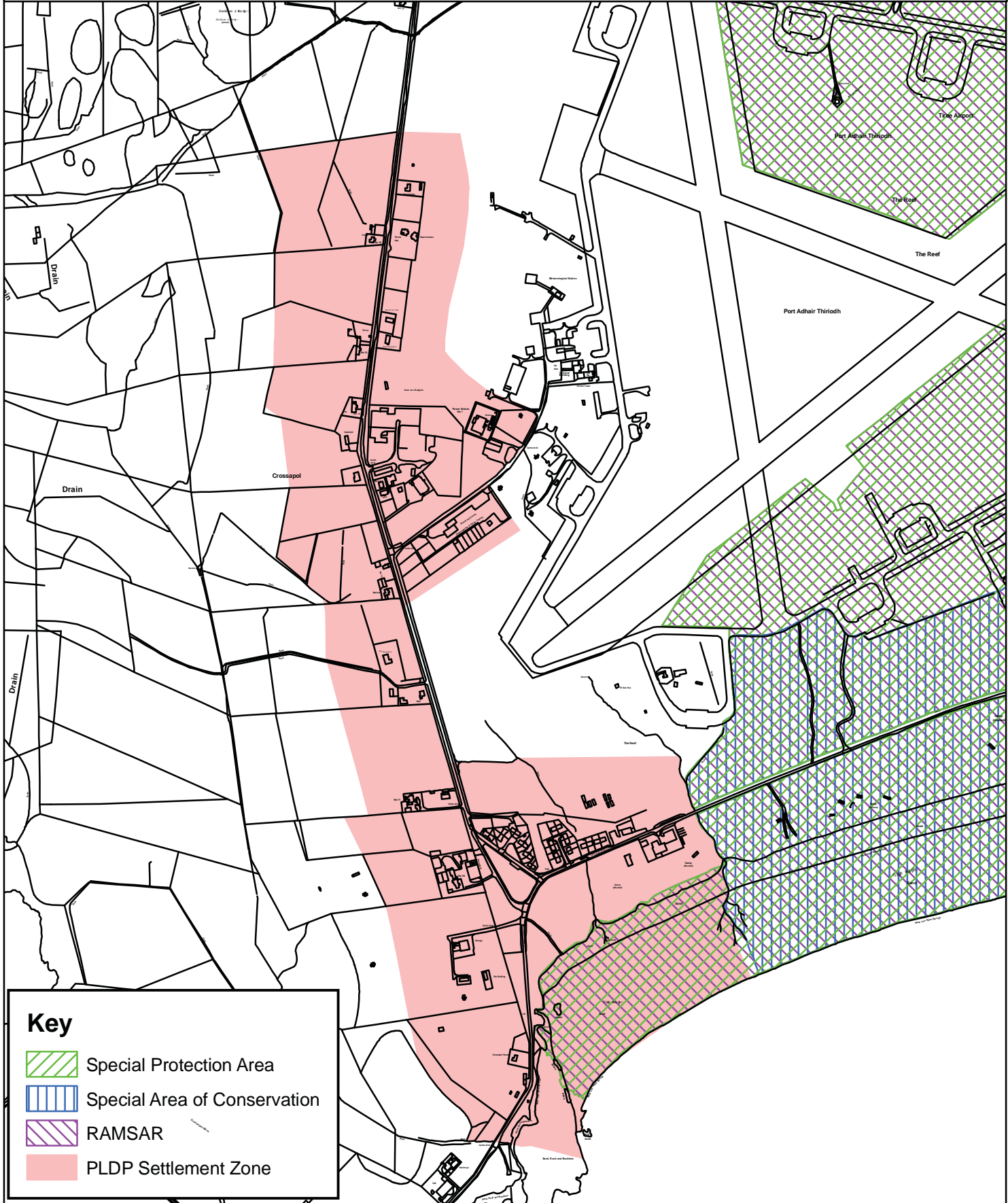
Qualifying Species:

- Barnacle goose (*Branta leucopsis*)
- Dunlin (*Calidris alpina schinzii*)
- Greenland white fronted goose (*Anser albifrons flavirostris*)
- Oystercatcher (*Haematopus ostralegus*)
- Redshank (*Tringa totanus*)
- Ringed plover (*Charadrius hiaticula*)
- Turnstone (*Arenaria interpres*)

17.13 Comment

The Tiree Wetlands and Coast SPA extends to some 1938 hectares with only a small part of the settlement zone lying within the SPA. Indeed the part of the settlement zone within the SPA is actually foreshore and therefore unlikely to be suitable for any form of development. Nevertheless it is accepted that the inclusion of European sites within settlement zones creates a 'policy tension' within the plan with small scale development encouraged by Policy LDP DM1(C) on 'appropriate sites'. SNH take the view that any development out with existing curtilages of dwellings would result in a loss of habitat and other development impacts.

Map 17.11



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

Tiree

Crossapol
Burn

Crossapol

Farm Til

Crossapol Tiree

Tiree Wetlands & Coast SPA

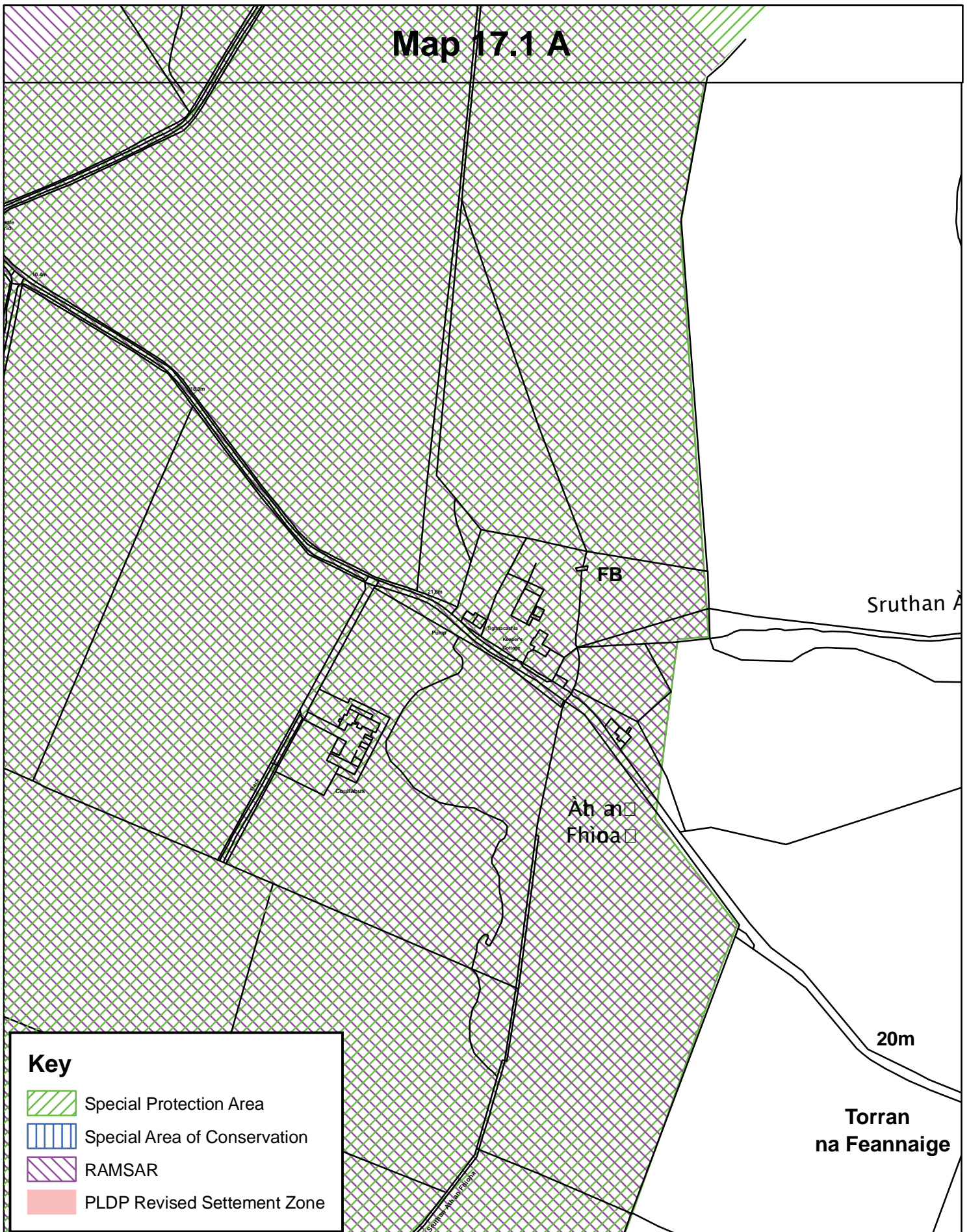
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Map 17.1 A



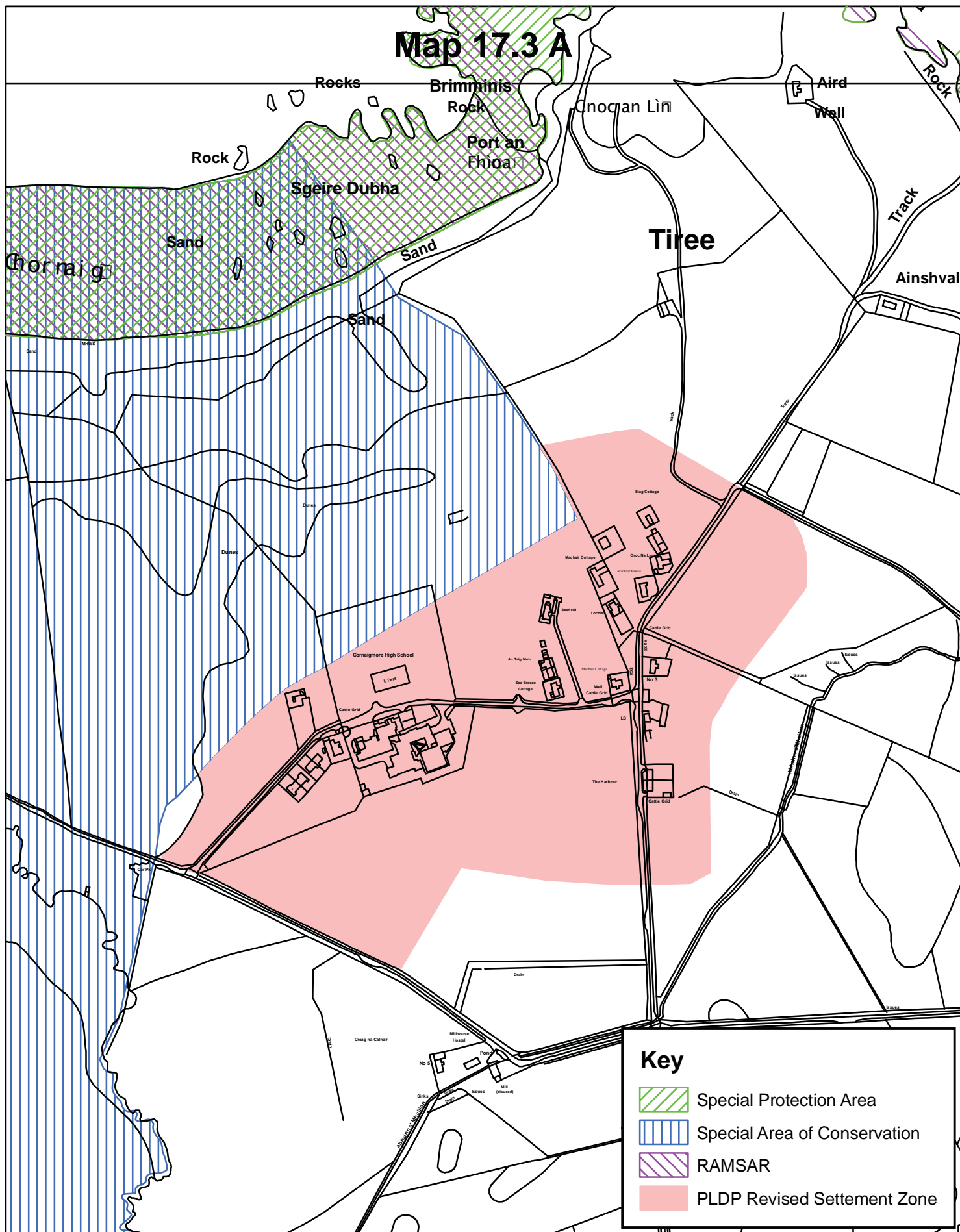
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**Coullabus, Islay - Revised Settlement Boundary (Removed Entirely)
Gruinart Flats SPA**

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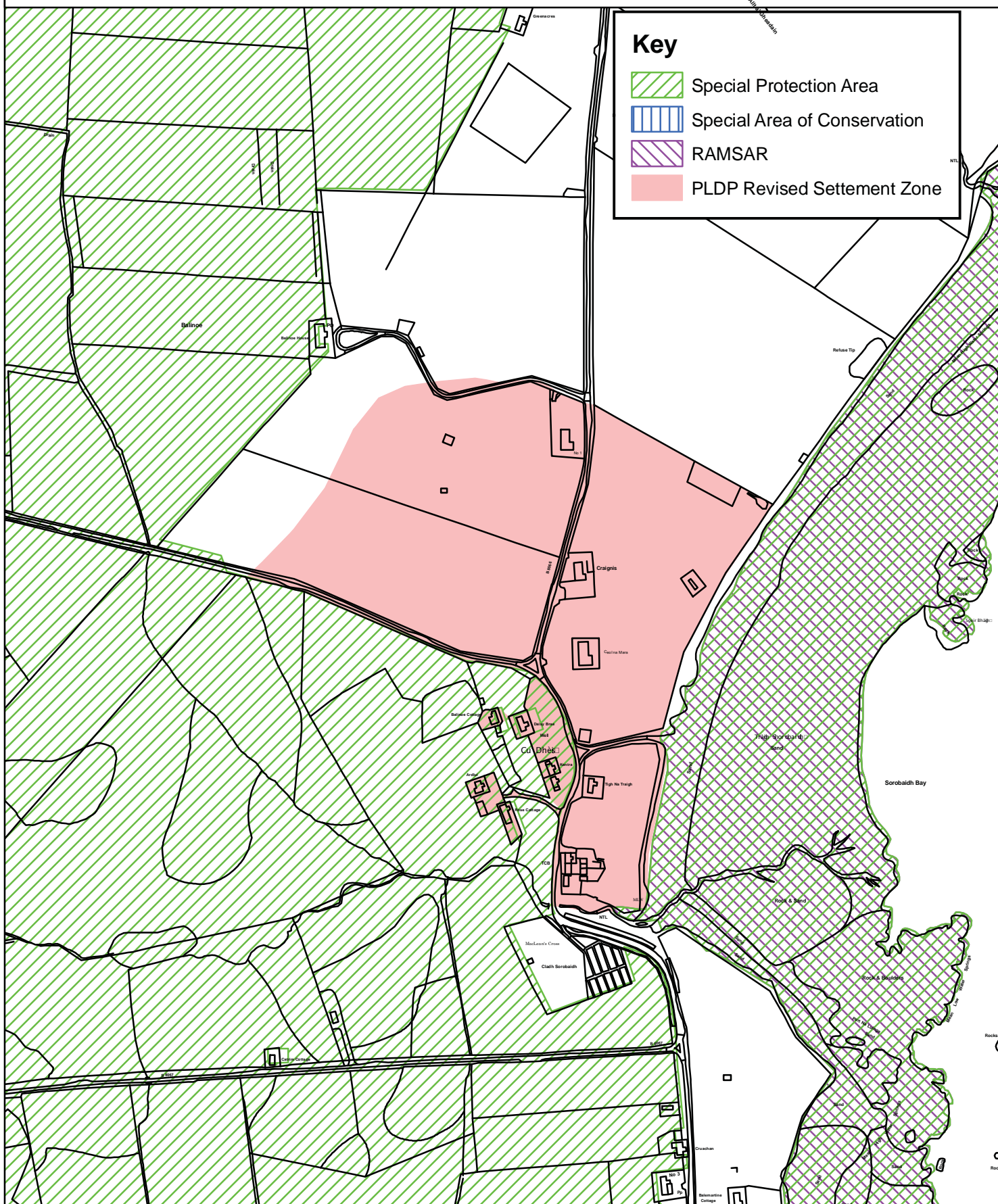


Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

Cornaigmore, Tiree - Revised Settlement Boundary Tiree Machair SAC



Map 17.5 A



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

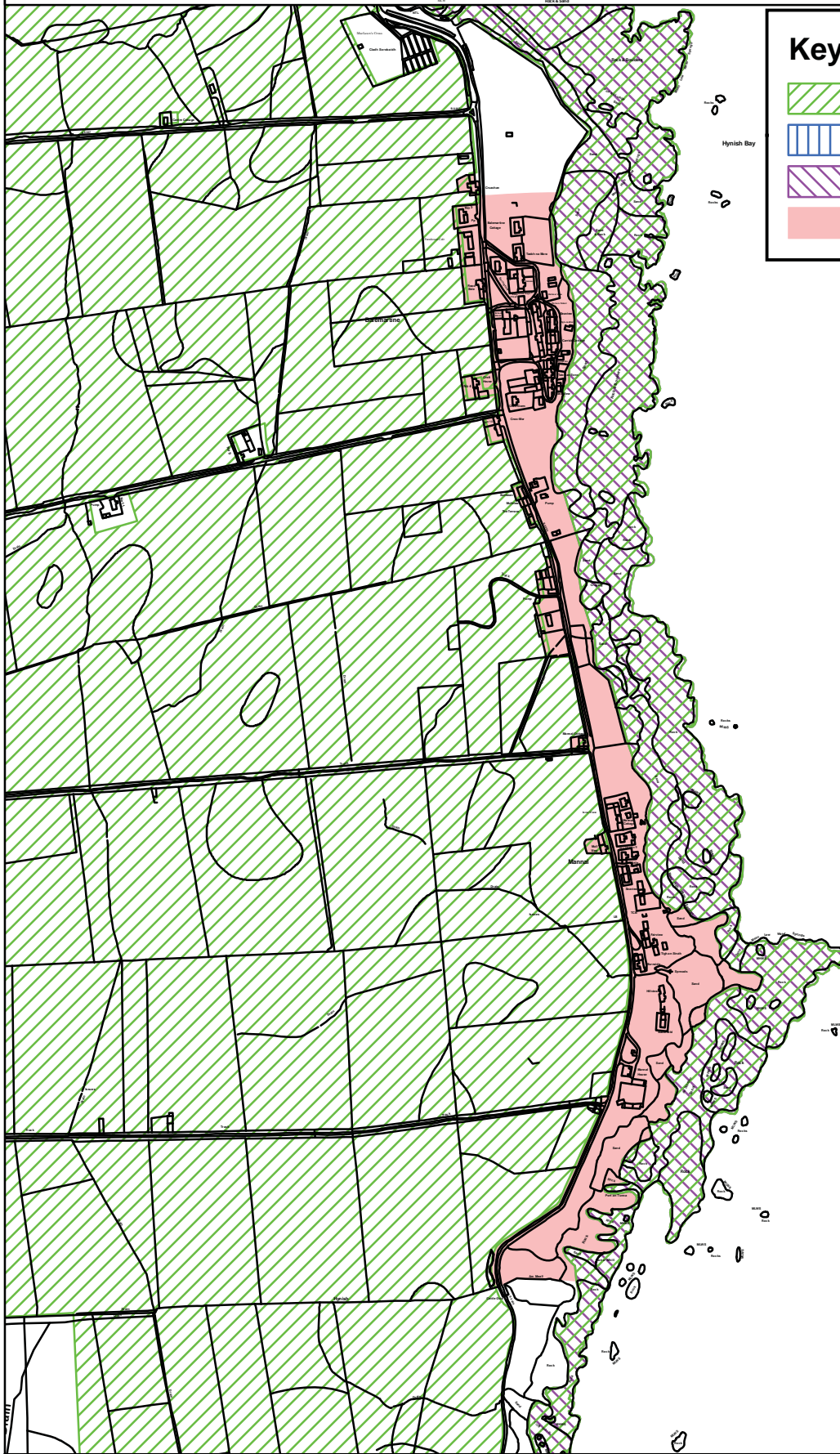
Cui Dheis, Tíree - Revised Settlement Boundary Tíree Corncrake SPA

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Map 17.7 A



Key

-  Special Protection Area
-  Special Area of Conservation
-  RAMSAR
-  PLDP Revised Settement Zone

Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

Balemartine, Tìree - Revised Settlement Boundary
Tìree Corncrake SPA

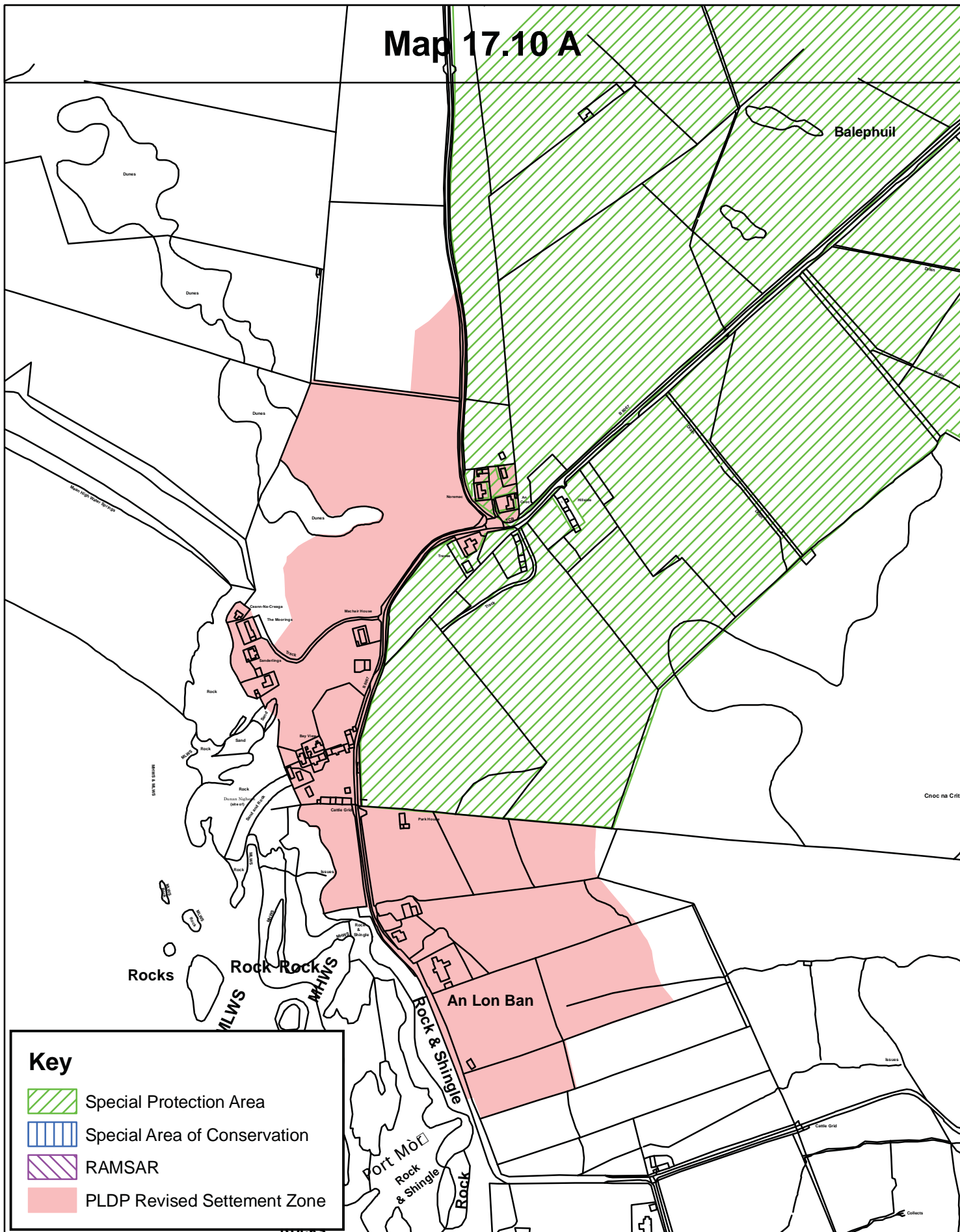
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Map 17.10 A



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

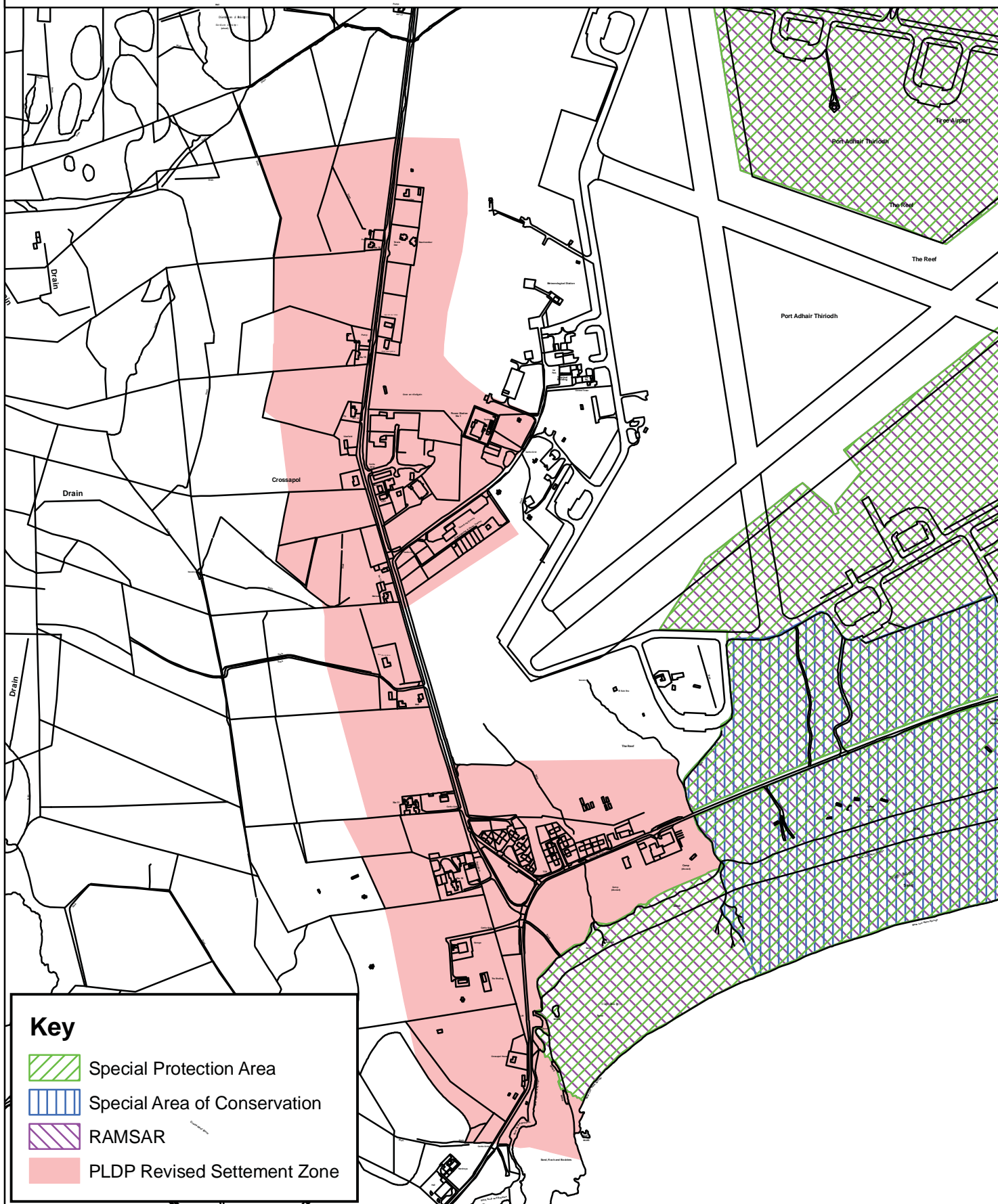
Balephuill, Tíree - Revised Settlement Boundary Tíree Corncrake SPA

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Map 17.11 A



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

Crossapol Tirie - Revised Settlement Boundary Tirie Wetlands & Coast SPA

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Summary

As outlined above, all of the following settlement zones overlap with European sites:-

Coullabus	Gruinart Flats	(SPA)
Cornaigmore	Tiree Machair	(SAC)
Cui Dheis	Tiree (Corncrake)	(SPA)
Balemartine	Tiree (Corncrake)	(SPA)
Balephuill	Tiree (Corncrake)	(SPA)
Crossapol	Tiree Wetlands & Coast	(SPA)

In order to remove the policy tension that exists, SNH have suggested that those parts of the settlement zones that cover European sites should be altered to the Countryside designation which would remove the presumption in favour of small scale development as indicated in policy LDP DM 1(C).

At this stage in the plan process, the Council cannot make such alterations to the proposed LDP. However, it is open to the Reporter(s) conducting the Examination to make such recommendations as they see fit.

The amended settlement boundaries are shown on the following maps:-

Coullabus	17.1A
Cornaigmore	17.3A
Cui Dheis	17.5A
Balemartine	17.7A
Balephuill	17.10A
Crossapol	17.11A

18.0 Rural Opportunity Areas

18.1 Rural Opportunity Areas are one of the seven Development Management Zones outlined in the proposed LDP and are described in Policy LDP DM1 as follows;

“(D) Within the Rural Opportunity Areas up to small scale on appropriate sites including the open countryside as well as small scale infill, rounding-off, redevelopment and change of use of existing buildings. In exceptional cases, up to and including large scale* may be supported if this accords with an Area Capacity Evaluation (ACE) **.”*

** Small scale is defined as up to five dwellinghouses*

18.2 Rural Opportunity Areas should not be considered to represent the automatic acceptance of any and all proposals for small scale housing development. Policy LDP DM1 (D) indicates that development takes place on ‘appropriate’ sites. The determination of

appropriate sites can only be made through an examination of landscape, settlement pattern, vegetation, access and the availability of other services. All applications for development within an ROA are assessed on this basis, taking into account all other policies in the development plan together with appropriate design guidance.

There are five locations where the presence of Rural Opportunity Areas may be deemed to have an impact on Natura sites. They are;

Jura	Jura, Scarba and Garvellachs SPA
Islay	Bridgend Flats SPA Eilean Na Muice Duibhe SPA Gruinart Flats SPA Laggan SPA Rinns of Islay SPA The Oa SPA
Tiree	Tiree Wetlands and Coast SPA Tiree (Corncrake) SPA
Coll	Coll Corncrake SPA Coll SPA
Colonsay	North Colonsay and Western Cliffs SPA Oronsay and South Colonsay SPA

18.3 Jura

Jura, Scarba and Garvellachs SPA

Qualifying Interest

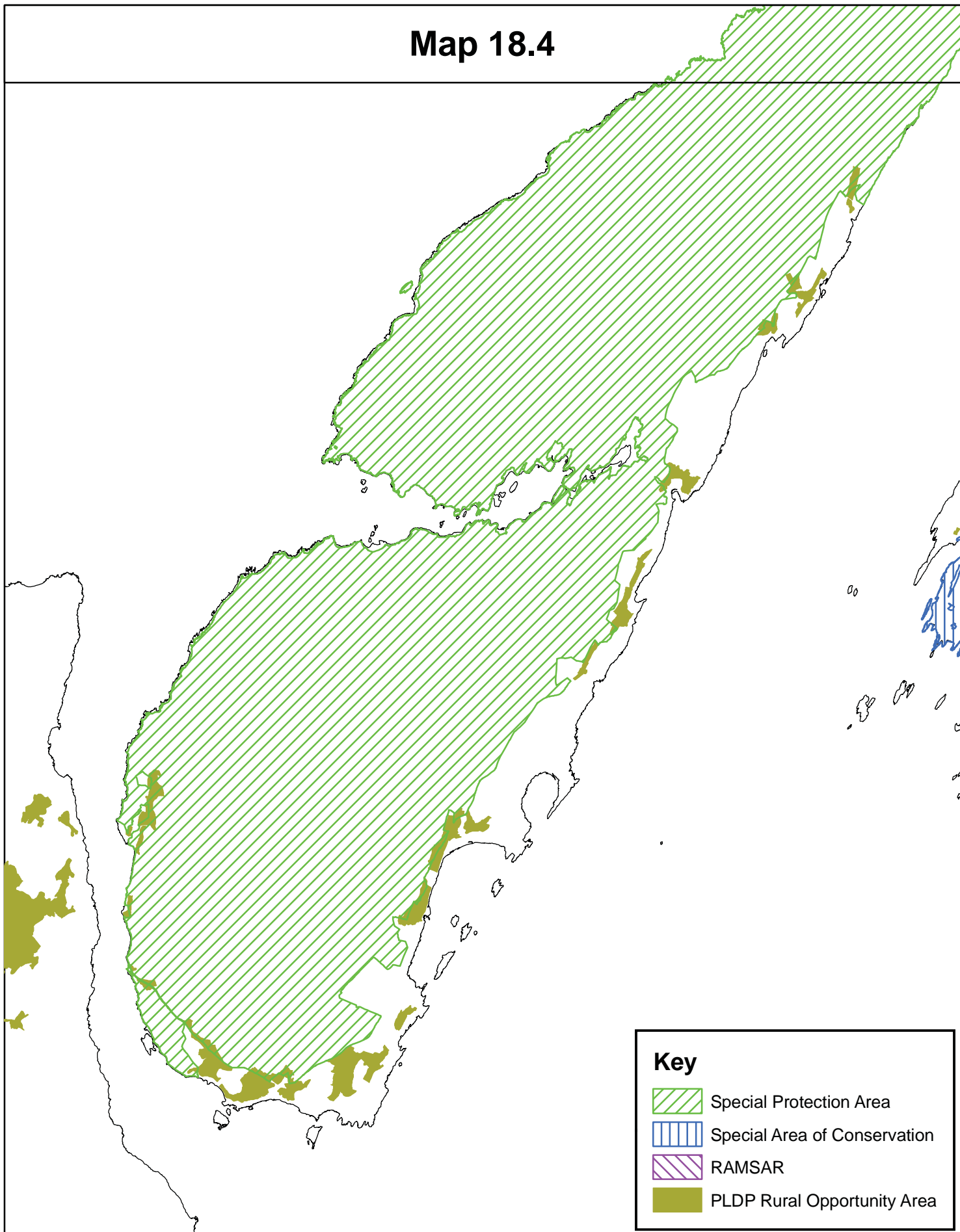
Jura, Scarba and the Garvellachs SPA qualifies under Article 4.1 by regularly supporting a population of European importance of the Annex 1 species golden eagle *Aquila chrysaetos* (9 active territories in 2003, more than 2.0% of the GB population).

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats
- supporting the species

Map 18.4



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

Jura¹⁰⁵ Jura, Scarba and Garvellachs SPA

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- No significant disturbance of the species

Qualifying Species:

- Golden eagle (*Aquila chrysaetos*)

18.4 Comment:

The Jura, Scarba and Garvellachs SPA as its name suggests includes the whole islands of Jura, Scarba and the northern outliers known as the Garvellachs and extends to a combined area of some 34585 hectares. The SPA has been identified to protect the range of Golden Eagles. The Rural Opportunity Areas identified in the proposed LDP are located only on Jura and are restricted to the areas on the coastal fringe (see map 18.4). Within these ROA's there has been very little new development within the life of the current Local Plan. It is considered that the very limited development potential and take up of sites within the identified ROA's together with the vast range covered by the SPA suggests that any loss of the habitat through small scale housing development within these ROA's and the extent of disturbance to the species is likely to be negligible. It should also be noted that any development proposals considered for the ROAs would be required to comply with all other relevant policies within the LDP including policies to protect the integrity of Natura sites (SG LDP ENV 2 – Development Impact on European Sites).

It is therefore concluded that the Rural Opportunity Areas identified on Jura will not have a significant effect on the qualifying interests or conservation objectives of the Jura, Scarba and Garvellachs SPA.

The SPA covers a large area and SNH have advised that given that the ROA's are on the extreme periphery of the SPA where it likely that there will be minimum use for foraging. On this basis it is considered that the ROA's will have no significant effect on the Jura, Scarba and Garvellachs SPA.

18.5 Islay

Bridgend Flats SPA

Qualifying Interest

The site qualifies under Article 4(1) by virtue of its supporting internationally important numbers of the Greenland population of Barnacle Geese *Branta leucopsis*. An average of 22% (6700 birds) of the total population roost in the area and an average of 3% (900 birds) feed within the site. Smaller numbers of the following species listed in Annex 1 of the Directive also occur: Whooper Swan *Cygnus cygnus*, Greenland White-fronted Goose *Anser albifrons flavirostris*, Peregrine *Falco peregrinus* and Golden Plover *Pluvialis apricaria*.

Numerous other migrant species, particularly waterfowl, also occur.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant

disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Species : Barnacle goose (*Branta leucopsis*)

Eilean Na Muice Duibhe SPA

Qualifying Interest

The site qualifies under Article 4(1) by virtue of its international importance in supporting over 600 wintering Greenland White-fronted Geese Anser albifrons flavirostris which roost at the site; many also use the area for nocturnal feeding. This number constitutes over 4% of the world population and the site is the single most important location in Britain for this species.

Duich Moss is also used as a breeding or wintering area by at least seven other species listed on Annex 1 of the Directive. In summer Red-throated Divers Gavia arctica breed on the pool systems whilst Merlins Falco columbarius feed on the site. Golden Plovers Pluvialis apricaria summer and possibly breed on the bog. In the non-breeding season, Whooper Swans Cygnus cygnus roost on the pools, especially in autumn. Peregrines Falco peregrinus and Short-eared Owl Asio flammeus use the bog as a feeding area. Hen Harriers Circus cyaneus both feed and roost on the site in winter. The roost is traditional and holds nationally important numbers. Further migrating and non-migrating species occur, so that the site supports a particularly good example of a bird community characteristic of raised/blanket bog.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site

Distribution of the species within site

- Distribution and extent of habitats supporting the species

- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Species : over winter Greenland White-fronted Goose *Anser albifrons flavirostris*, 1,300 individuals representing at least 9.3% of the wintering population in Great Britain (Count as at 1984).

Gruinart Flats SPA

Qualifying Interest

Gruinart Flats, Islay SPA qualifies under Article 4.1 by regularly supporting a population of European importance of the Annex 1 species: barnacle goose *Branta leucopsis* (up to 20,000 individuals of the Greenland breeding population in the winter 1984/85, 64.5% of the GB population), Greenland white-fronted goose *Anser albifrons flavirostris* (up to 500 individuals in 1985, 3.6% of the GB population) and chough *Pyrrhocorax pyrrhocorax* (a winter peak mean of over 42 individuals roosting and over 43 feeding birds between 2001/2002 and 2003/2004, more than 4.4% and 4.5% of the GB population respectively and an average of 4.6 breeding pairs annually between 2000 and 2004, over 1.3% of the GB population). In addition Gruinart Flats, Islay SPA qualifies under Article 4.2 by regularly supporting a population of European importance of the migratory species light-bellied brent goose *Branta bernicla hrota* (300 individuals in 1985, 2% of the East Canadian, High Arctic biogeographic population).

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed

below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Barnacle goose (*Branta leucopsis*)

- Chough (*Pyrrhocorax pyrrhocorax*)
- Greenland white-fronted goose (*Anser albifrons flavirostris*)
- Light-bellied brent goose (*Branta bernicla hrota*)

Laggan, Islay SPA

Qualifying Interest

The site qualifies under Article 4(1) by virtue of its supporting internationally important numbers of two species listed on Annex 1. An average of about 6% (1800 birds) of the Greenland population of Barnacle Geese *Branta leucopsis* feed on the area over winter. The site provides the feeding area for some of the geese which roost at the nearby Bridgend Flats site. About 2% (300 birds) of the Greenland subspecies of the White-fronted Goose *Anser albifrons flavirostris* use the site for daytime feeding during the winter. Smaller numbers of the following species listed on Annex 1 of the Directive also occur: Peregrine *Falco peregrinus* (breeding), Golden Plover *Pluvialis apricaria* (autumn passage), Common Tern *Sterna hirundo* (breeding), Arctic Tern *Sterna paradisaea* (breeding), Little Tern *Sterna albifrons* (breeding), Short-eared Owl *Asio flammeus* (wintering), and Chough *Pyrrhocorax pyrrhocorax* (breeding and resident). Numerous other migrant species, particularly waterfowl, also occur.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Barnacle goose (*Branta leucopsis*)
- Greenland white-fronted goose (*Anser albifrons flavirostris*)

Rinns of Islay SPA

Qualifying Interest

The site qualifies under Article 4.1 (Annex 1 species) by regularly supporting in summer 11 pairs of hen harriers *Circus cyaneus* (3% of the British population), 7 pairs of corncrakes *Crex crex* (1% of British) and 56 pairs of chough *Pyrrhocorax pyrrhocorax* (21% of British); and in winter by regularly supporting in excess of 1,820 Greenland white-fronted geese *Anser albifrons flavirostris* (12% of the world population; 18% of the numbers wintering in Britain), up to 140 whooper swan *Cygnus cygnus* during passage periods (2% of British), and 295+ choughs (40% of British). In some severe winters the site also holds internationally important numbers of barnacle geese *Branta leucopsis*. The site qualifies under Article 4.2 (migratory species) by regularly supporting a nationally important breeding population of about 15 pairs of common scoter *Melanitta nigra* (14% of the British breeding population). As well as its importance for the individual species listed above, the site is also of strong scientific interest for a number of distinct species assemblages. These include wide-ranging birds of open ground, breeding waders on wet grassland and peatland, and breeding seabirds. The Rinns site also includes the previously proposed sites at Glac na Criche and Feur Lochain.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Chough (*Pyrrhocorax pyrrhocorax*)
- Common scoter (*Melanitta nigra*)
- Corncrake (*Crex crex*)
- Greenland white-fronted goose (*Anser albifrons flavirostris*)
- Hen harrier (*Circus cyaneus*)

- Whooper swan (*Cygnus cygnus*)

The Oa SPA

Qualifying Interest

The Oa SPA qualifies under Article 4.1 by regularly supporting a population of European importance of the Annex 1 species chough *Pyrrhonorax pyrrhonorax* (an average of 7.8 breeding pairs annually between 2001 and 2005, over 2.2% of GB).

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Chough (*Pyrrhonorax pyrrhonorax*)





18.6 Comment

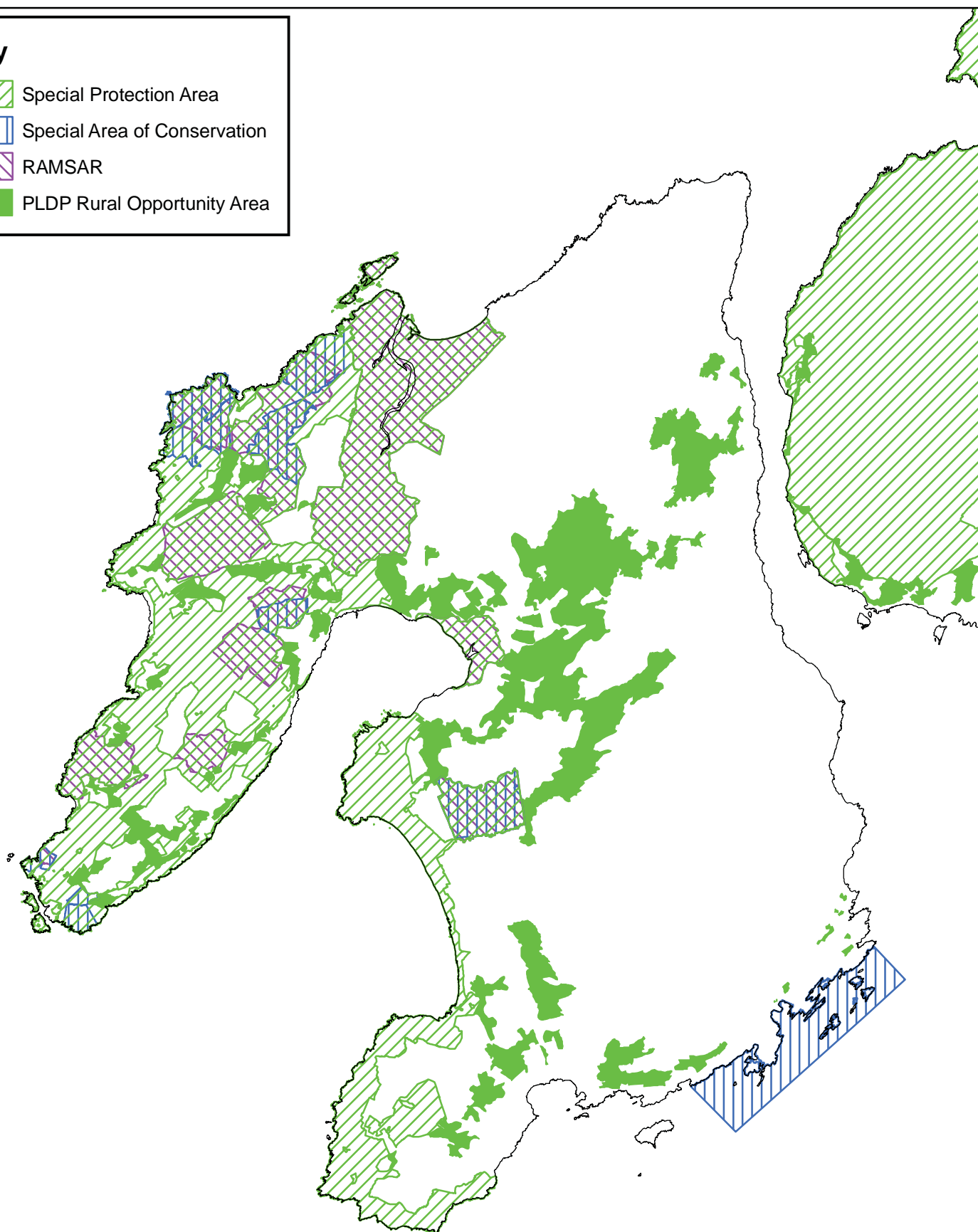
There are ROA's that both abut directly with the boundaries of these SPA's and lie within it (**Map 18.5**). Although it is considered highly unlikely that limited development of small scale housing would have a detrimental impact on either the bird populations or their habitats, SNH have advised that land outwith the boundaries of the SPA's is important foraging and breeding habitats and that land within theses ROA's is of high overall importance to the maintenance of viable populations of species within the adjacent SPA's. Further, they indicate that development which is not linked to active crofting/farming would not have any positive benefits for these species, and that given the uncertainties about the scale, nature, location and combination of development in the ROAs, it is not possible at present to be able to conclude that there would not be an adverse effect on the integrity of European sites from the identification of these ROAs. Given the uncertainties, SNH have suggested two options for mitigation as follows:

1. Add a Policy Caveat to Policy LDP DM1(D) as follows:-

Map 18.5

Key

-  Special Protection Area
-  Special Area of Conservation
-  RAMSAR
-  PLDP Rural Opportunity Area



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

Islay Rural Opportunity Areas



‘Development will not be permitted in ROA’s where it cannot be concluded that there would be no adverse effect on the integrity of a Natura site’ and.....

‘All development in all of the zones is also subject to all other policies and supplementary guidance (SG) of the LDP where relevant.’

2. Removal of ROA’s from Islay, Tiree, Coll, and Colonsay.

This is SNH’s preferred option given that ROA’s include land which is foraging and in some cases breeding habitat for SPA qualifying species. The policy zone would be changed to ‘Countryside’ or ‘Very Sensitive Countryside’ to eliminate what they see as a policy tension.

18.7 Tiree

Tiree Wetlands and Coast SPA

Qualifying Interest

Sléibhtean Agus Cladach Thiriodh SPA qualifies under Article 4.1 of the EC Wild Birds Directive by regularly supporting internationally important wintering populations (1995/96-99/00 winter peak means) of Greenland white-fronted goose *Anser albifrons flavirostris* (1,419 5% of total world population, 10% of GB); and Greenland barnacle goose *Branta leucopsis* (1,456, 5% of total world population, 5% of GB).

Sléibhtean Agus Cladach Thiriodh SPA qualifies under Article 4.2 by regularly supporting an internationally important breeding population of the migratory species dunlin *Calidris alpina* temperate *schinzii* race (114 pairs, 1% of GB and total world breeding population); and internationally important wintering populations of the migratory species ringed plover *Charadrius hiaticula* (653, 1% of East Atlantic Flyway population, 2% of GB) and turnstone *Arenaria interpres* (873, 1% of Western Palearctic population, 1 % of GB).

Sléibhtean Agus Cladach Thiriodh SPA also qualifies under Article 4.2 by supporting exceptionally high breeding densities of ringed plover (1% of GB), redshank *Tringa totanus* and oystercatcher *Haematopus ostralegus*.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site

- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Barnacle goose (*Branta leucopsis*)
- Dunlin (*Calidris alpina schinzii*)
- Greenland white fronted goose (*Anser albifrons flavirostris*)
- Oystercatcher (*Haematopus ostralegus*)
- Redshank (*Tringa totanus*)
- Ringed plover (*Charadrius hiaticula*)
- Turnstone (*Arenaria interpres*)

Tiree (Corncrake) SPA

Qualifying Interest:

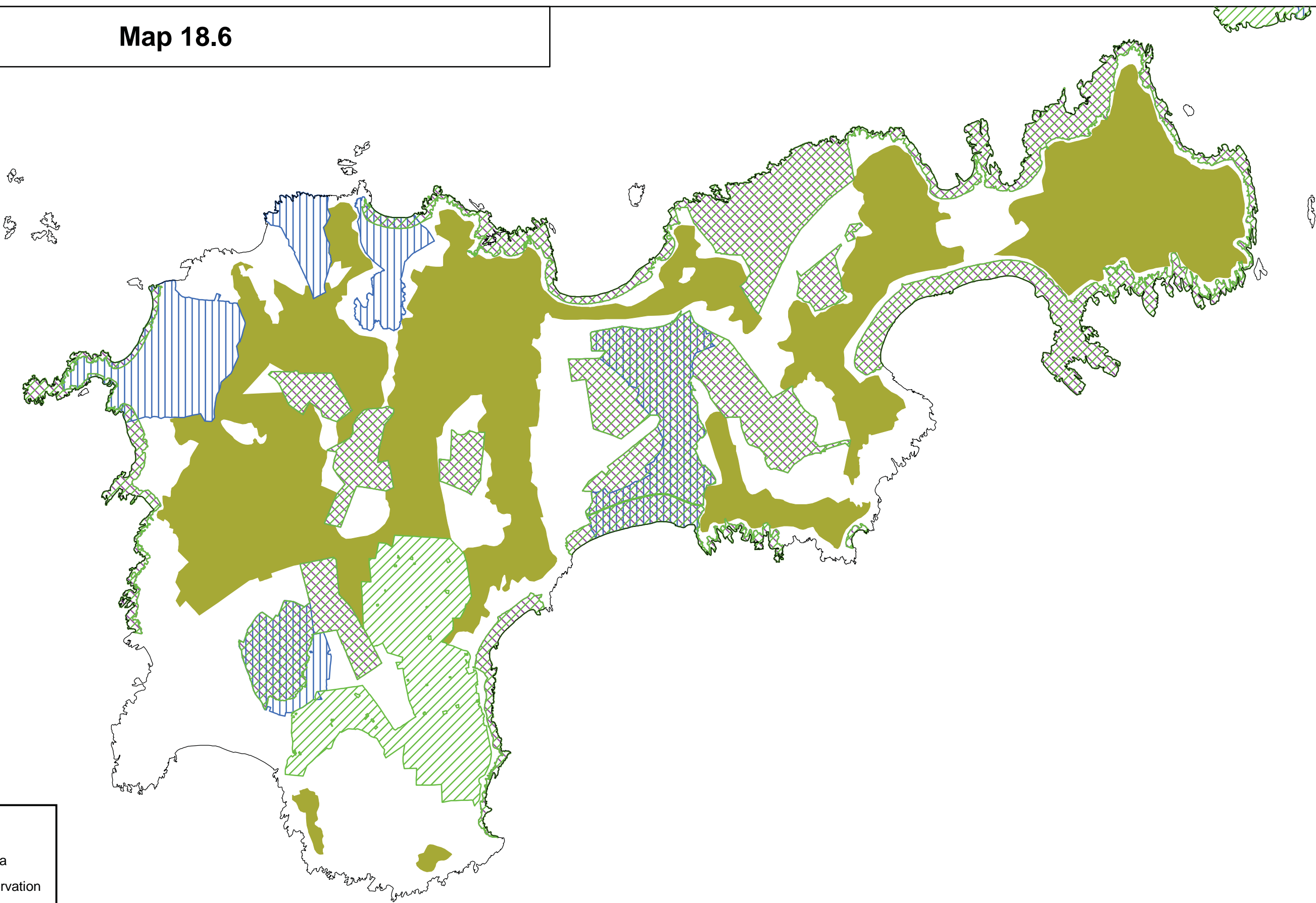
Tiree Corncrake SPA qualifies for SPA classification under Article 4.1 of the Birds Directive by regularly supporting a nationally important breeding population of the Annex 1 species Corncrake *Crex crex*. Between 1994 and 1998, the site supported an average of 44 calling males, representing about 8% of the British breeding population.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats
- Supporting the species
- No significant disturbance of the species

Map 18.6



Key

- Special Protection Area
- Special Area of Conservation
- RAMSAR
- PLDP Rural Opportunity Area

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Tiree Wetlands and Coast

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Qualifying Species:

- Corncrake (*Crex crex*)

18.8 Comment:

The disposition of the Rural Opportunity Areas on Tiree relative to the areas covered by the Tiree Wetlands and Coast SPA (see **Map 18.6**). It is clear that the ROA's largely avoid encroaching upon the SPA which cumulatively extends to 1938 hectares. Nevertheless it is worth noting that the qualifying species are presently spread across the island and co-exist with the human settlement pattern. Although it is considered highly unlikely that limited development of small scale housing would have a detrimental impact on either the bird populations or their habitats, SNH have advised that land outwith the boundaries of the SPA is important foraging and breeding habitats and that land within these ROA's is of high overall importance to the maintenance of viable populations of species within the adjacent SPA. Further, they indicate that development which is not linked to active crofting/farming would not have any positive benefits for these species, and that given the uncertainties about the scale, nature, location and combination of development in the ROAs, it is not possible at present to be able to conclude that there would not be an adverse effect on the integrity of European sites from the identification of these ROAs. Given the uncertainties, SNH have suggested two options for mitigation as follows:

1. Add a Policy Caveat to Policy LDP DM1(D) as follows:-

'Development will not be permitted in ROA's where it cannot be concluded that there would be no adverse effect on the integrity of a Natura site' and.....

'All development in all of the zones is also subject to all other policies and supplementary guidance (SG) of the LDP where relevant.'

2. Removal of ROA's from Islay, Tiree, Coll, and Colonsay.

This is SNH's preferred option given that ROA's include land which is foraging and in some cases breeding habitat for SPA qualifying species. The policy zone would be changed to 'Countryside' or 'Very Sensitive Countryside' to eliminate what they see as a policy tension.

18.9 Coll

Coll Corncrake SPA

Qualifying Interest

Coll corncrake SPA qualifies for SPA classification under Article 4.1 of the Birds Directive by regularly supporting a nationally important breeding population of the Annex 1 species

Corncrake (*Crex crex*). Between 1993 and 1997, the site supported an average of 24 calling males, representing about 4% of the British breeding population.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species

No significant disturbance of the species

Species : Corncrake (*Crex crex*)

Coll SPA

Qualifying Interest

Coll SPA qualifies under Article 4.1 by regularly supporting internationally important wintering populations of two Annex 1 species: 350 Greenland white-fronted goose Anser albifrons flavirostris (2% of Total; 3% of British); and 500 Greenland barnacle goose Branta leucopsis (1% of Total; 2% of British). The site also supports a notable breeding population of red-throated diver Gavia stellata, an Annex 1 species, and one of the southernmost breeding populations of Arctic skua Stercorarius parasiticus in Europe.





Conservation Objectives

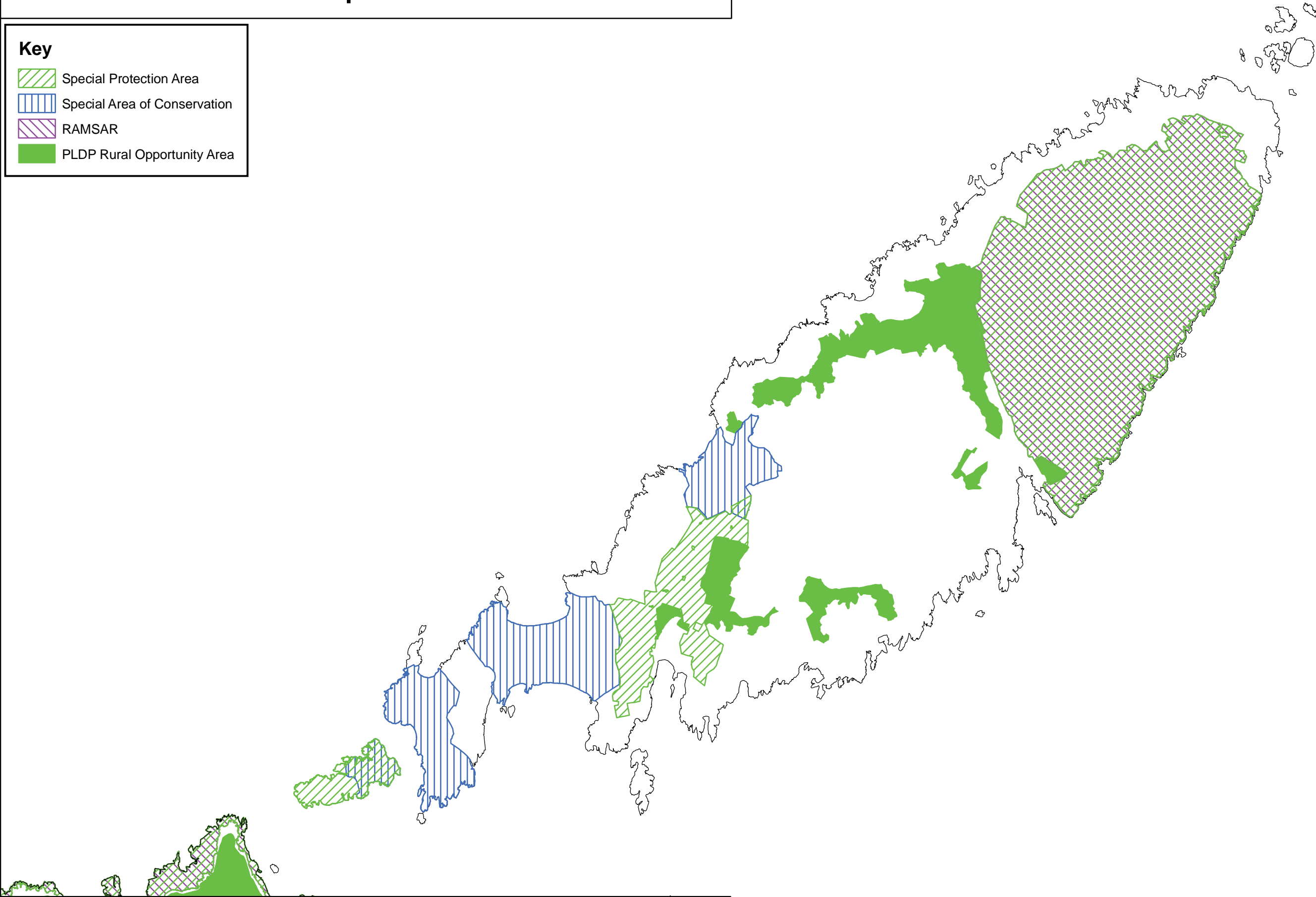
To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Map 18.8

Key

-  Special Protection Area
-  Special Area of Conservation
-  RAMSAR
-  PLDP Rural Opportunity Area



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Coll Corncrake SPA/Coll SPA

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Species: Barnacle goose (*Branta leucopsis*); Greenland white fronted goose (*Anser albifrons flavirostris*)

18.10 Comment:

Both of these SPA's have a combined area of 2692 hectares and have Rural Opportunity Areas immediately adjacent to but not within the designated areas (see **Map 18.8**). Given that there is limited capacity for small scale housing within these ROA's it is difficult to determine what impact if any, such development may have on both of these SPA's. Although it is considered highly unlikely that limited development of small scale housing would have a detrimental impact on either the bird populations or their habitats, SNH have advised that land outwith the boundaries of the SPA is important foraging and breeding habitats and that land within these ROA's is of high overall importance to the maintenance of viable populations of species within the adjacent SPA. Further, they indicate that development which is not linked to active crofting/farming would not have any positive benefits for these species, and that given the uncertainties about the scale, nature, location and combination of development in the ROAs, it is not possible at present to be able to conclude that there would not be an adverse effect on the integrity of European sites from the identification of these ROAs. Given the uncertainties, SNH have suggested two options for mitigation as follows:

1. Add a Policy Caveat to Policy LDP DM1(D) as follows:-

'Development will not be permitted in ROA's where it cannot be concluded that there would be no adverse effect on the integrity of a Natura site' and.....

'All development in all of the zones is also subject to all other policies and supplementary guidance (SG) of the LDP where relevant.'

2. Removal of ROA's from Islay, Tiree, Coll, and Colonsay.

This is SNH's preferred option given that ROA's include land which is foraging and in some cases breeding habitat for SPA qualifying species. The policy zone would be changed to 'Countryside' or 'Very Sensitive Countryside' to eliminate what they see as a policy tension.

18.11 Colonsay

North Colonsay and Western Cliffs SPA

Qualifying Interest

North Colonsay and Western Cliffs SPA qualifies under Article 4.1 by regularly supporting populations of European importance of the Annex 1 species: chough *Pyrrhocorax pyrrhocorax* (6-7 pairs, 2% of the GB population; in 1998, 18 wintering individuals, 2.6% of

the GB population). North Colonsay and Western Cliffs SPA also qualifies under Article 4.2 by regularly supporting in excess of 20,000 individual seabirds. The site regularly supports 30,000 seabirds including nationally important populations of the following species:

black-legged kittiwake *Rissa tridactyla* (4,512 pairs, 0.9% of the GB population); and common guillemot *Uria aalge* (6,656 pairs, 0.9% of the GB population).

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

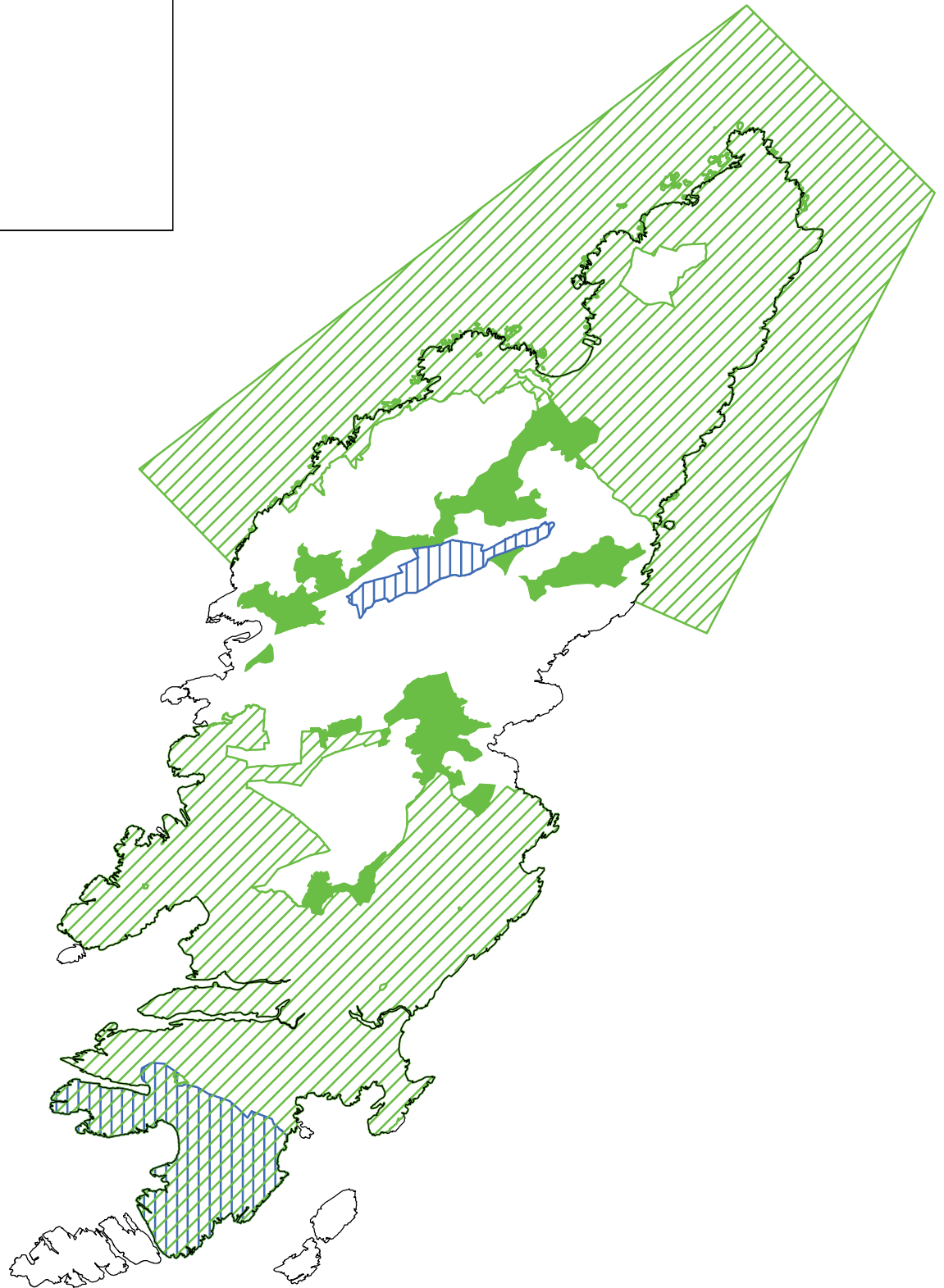
Qualifying Species:

- Kittiwake
- Guillemot
- Chough
- Seabird assemblage

18.12 Comment

There are ROA's that abut with the boundary of this SPA (see **Map 18.9**). Although it is considered highly unlikely that limited development of small scale housing would have a detrimental impact on either the bird populations or their habitats, SNH have advised that land outwith the boundaries of the SPA is important foraging and breeding habitats and that land within these ROA's is of high overall importance to the maintenance of viable populations of species within the adjacent SPA. Further, they indicate that development which is not linked to active crofting/farming would not have any positive benefits for these species, and that given the uncertainties about the scale, nature, location and combination of development in the ROAs, it is not possible at present to be able to conclude that there would not be an adverse effect on the integrity of European sites from the identification of these ROAs. Given the uncertainties, SNH have suggested two options for mitigation as follows:

Map 18.9



Argyll and Bute Proposed Local Development Plan Habitats Regulation Appraisal 2014

Colonsay Rural Opportunity Areas



1. Add a Policy Caveat to Policy LDP DM1(D) as follows:-

‘Development will not be permitted in ROA’s where it cannot be concluded that there would be no adverse effect on the integrity of a Natura site’ and.....

‘All development in all of the zones is also subject to all other policies and supplementary guidance (SG) of the LDP where relevant.’

2. Removal of ROA’s from Islay, Tiree, Coll, and Colonsay.

This is SNH’s preferred option given that ROA’s include land which is foraging and in some cases breeding habitat for SPA qualifying species. The policy zone would be changed to ‘Countryside’ or ‘Very Sensitive Countryside’ to eliminate what they see as a policy tension.

18.13 Oronsay and South Colonsay SPA

Qualifying Interest

Oronsay and South Colonsay SPA qualifies under Article 4.1 by regularly supporting a population of European importance of the Annex 1 species Chough *Pyrrhocorax pyrrhocorax* (a winter peak mean of over 47 individuals between 2000/2001 and 2004/2005, more than 5.0% of the GB population, and an average of 4.2 breeding pairs annually between 2001 and 2005, over 1.2% of the GB population) and Corncrake *Crex crex* (an average of 16 calling males between 2000 and 2004, more than 1.9% of the GB population).

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Chough (*Pyrrhocorax pyrrhocorax*)
- Corncrake (*Crex crex*)

18.14 Comment

There are ROA's that both abut directly with the boundaries of this SPA and lie within it (see **Map 18.9**). Although it is considered highly unlikely that limited development of small scale housing would have a detrimental impact on either the bird populations or their habitats, SNH have advised that land outwith the boundaries of the SPA is important foraging and breeding habitats and that land within these ROA's is of high overall importance to the maintenance of viable populations of species within the adjacent SPA. Further, they indicate that development which is not linked to active crofting/farming would not have any positive benefits for these species, and that given the uncertainties about the scale, nature, location and combination of development in the ROAs, it is not possible at present to be able to conclude that there would not be an adverse effect on the integrity of European sites from the identification of these ROAs. Given the uncertainties, SNH have suggested two options for mitigation as follows:

3. Add a Policy Caveat to Policy LDP DM1(D) as follows:-

'Development will not be permitted in ROA's where it cannot be concluded that there would be no adverse effect on the integrity of a Natura site' and.....

'All development in all of the zones is also subject to all other policies and supplementary guidance (SG) of the LDP where relevant.'

4. Removal of ROA's from Islay, Tiree, Coll, and Colonsay.

This is SNH's preferred option given that ROA's include land which is foraging and in some cases breeding habitat for SPA qualifying species. The policy zone would be changed to 'Countryside' or 'Very Sensitive Countryside' to eliminate what they see as a policy tension.

18.15 Overall Comment:

The removal of all the ROA's on Islay, Coll, Tiree and Colonsay would represent a significant alteration to the development management zones on these islands and is not an approach that is supported at this time. The suggested alternative would be the addition of the policy caveat to Policy LDP DM 1 as set out above. However, it is considered that the addition of the first part which makes specific reference to the integrity of European sites is unnecessary as there is separate policy protection for European sites under SG LDP ENV 2. And such an approach would raise questions as to why other landscape/nature designations are not also mentioned in LDP DM 1. It is also considered unnecessary to include reference to all other policies as this is explicit in the LDP generally and is specifically mentioned in both Part (H) of the policy itself and paragraph 2.7.1 of the justification of Policy LDP DM 1. However, in order to recognise the connectivity between ROA's and Natura sites, SNH and

Argyll and Bute Council will produce technical working notes to address this. The following will be added to Policy SG LDP ENV 2 – Development Impact on European Sites:-

'The Council will prepare Technical Working Notes in conjunction with Scottish Natural Heritage to assist consideration of proposals with connectivity to Special Protection Areas, particularly for Tiree, Coll, Colonsay and Islay. In such cases, proposals will only be approved where it can be concluded that they would not have an adverse effect on the integrity of a SPA'.

19.0 SPATIAL MAPS

19.1 The proposed LDP contains a number of **Spatial Maps** as follows;

- Bute and Cowal Spatial Strategy
- Helensburgh and Lomond Spatial Strategy
- Oban, Lorn and the Isles Spatial Strategy
- Mid Argyll, Kintyre and the Isles Spatial Strategy

All these maps show the key areas of development activity supported by the proposed LDP in each of the four sub-areas of the plan. In all cases the specific sites that may impact on Natura sites have been discussed above.

19.2 In addition, the proposed LDP also contains a series of maps that illustrate key policy themes as follows;

- **Our Outstanding Natural Environment** – Depicts nature conservation designations.
- **Our Outstanding Historic Environment** – Depicts historic heritage resources.
- **Growing Our Economy Together** – Depicts economic resources.
- **Renewable Energy Developments**- Operational, Under Construction or With Planning Permission
- **Strengthening Our Communities** – Depicts settlements, AFA's, Chord, housing etc.
- **Maximising Our Resources** – depicts waste, mineral sites etc.
- **Improving Our Connectivity** – Sets out a range of transport infrastructure and associated improvements.

19.3 All of the sites identified in the policy spatial maps where they may have an impact on Natura sites have been discussed above with the exception of a number of actions outlined on the **Improving Our Connectivity** (see **Map 19.3**) as follows;

- | | |
|---|--------------------|
| • Enhanced vehicle ferry terminal at Cuan Sound
(This has been dealt with under AFA 5/10 above.) | Firth of Lorne SAC |
| • Enhanced passenger ferry terminal at Easdale Sound
(This has been dealt with under AFA 5/11 above.) | Firth of Lorne SAC |
| • Enhanced airport at Islay | Laggan SPA |

- | | |
|---|--------------------------|
| • Enhanced airport at Colonsay SPA | Oronsay/South Colonsay |
| • Enhanced airport at Tiree Machair SAC | Tiree Wetlands SPA/Tiree |
| • Enhanced airport at Coll | Coll Corncrake SPA |
| • Proposed long distance walking route – South Mull | Mull Coast and Hills SPA |

19.4 Comment

None of the enhanced airport facilities referred to on the **Improving Our Connectivity** map are currently being planned or budgeted for by the Council, they are aspirational. Indeed the enhancement referred to may not in fact be physical improvements but an improvement to the frequency of service for example. The LDP Written Statement does however refer in Paragraph 7.7 to an action for the Council and partners during the Plan period as follows:-

“Continue to support and develop Argyll and the Isles Air Services and aerodrome infrastructure in Oban, Coll and Colonsay in order to provide enhanced transport connections to some of Argyll’s most fragile communities.”

SNH have indicated concern that the action refers to ‘aerodrome infrastructure’ and specifically to Coll and Colonsay. This element could be mitigated by adding to the wording of the Action set out under paragraph 7.7 of the LDP Written Statement as follows:-

*“Continue to support and develop Argyll and the Isles Air Services and aerodrome infrastructure in Oban, Coll and Colonsay **(subject to no adverse effect on the integrity of any European site)** in order to provide enhanced transport connections to some of Argyll’s most fragile communities.”*

NOTE:

At this stage in the plan process, the Council cannot make such alterations to the proposed LDP. However, it is open to the Reporter(s) conducting the Examination to make such recommendations as they see fit.

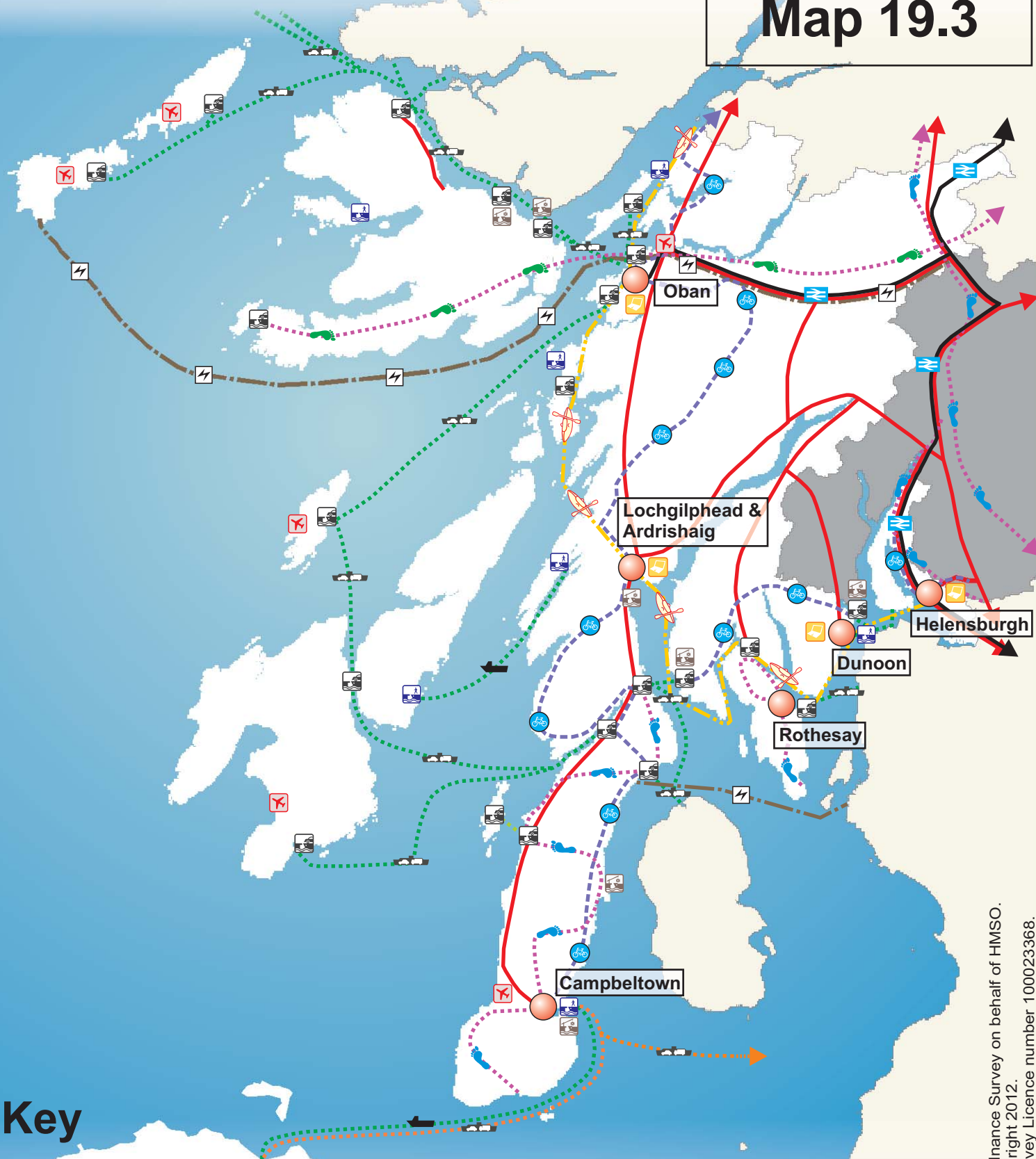
19.5 Growing Our Economy Together Map

This matter was dealt with under 10.4 SG LDP TRAN 8 – Piers and Harbours (see above). It is intended to alter the policy wording rather than the spatial map.

Improving Our Connectivity

Argyll and Bute Proposed Local
Development Plan Habitats
Regulation Appraisal 2014

Map 19.3



Key

- | | | | |
|--|--|-----|--------------------------------------|
| | Main Towns | | Enhanced Passenger Ferry Terminals |
| | Improving Strategic Roads | | Enhanced Vehicle Ferry Terminals |
| | Improving Railways | | Enhanced Key Ports |
| | Grid Re-inforcement | | Proposed Superfast Broadband |
| | Improving Vehicle Ferry Routes | | Enhanced Airports |
| | Improving Passenger Ferry Routes | 126 | Proposed Vehicle Ferry Route |
| | Improving Long Distance Walking Routes | | Proposed Long Distance Walking Route |
| | Improving Long Distance Cycle Routes | | Proposed Sea Kayak Trail |

