

ISLE OF RUM COMMUNITY LAND USE PLAN

Habitats Regulations Appraisal

Draft Record

August 2015



Foreword

This document has been prepared under the requirements of the EU Habitats Directive and has applied the requirements set out by Scottish Government Policy in the Conservation (Natural Habitats, &c.) Regulations 1994 as amended.

It is the Highland Council's responsibility to consider whether the policies and proposals within the Isle of Rum Community Land Use Plan are likely to have any significant effect on Special Protection Areas (including potential SPAs), Special Areas of Conservation (including possible and candidate SACs) and Ramsar sites, having regard to the qualifying interests and conservation objectives of those sites.

The small scale and long term phasing of the development proposals within the Plan are very unlikely to have any significant effects on Natura sites either individually or in combination with other plans or projects. However assessment has been undertaken and mitigation text provided to reduce any likely adverse effects.

During the preparation of this document and the consideration of relevant representations on the Isle of Rum Community Land Use Plan, the Highland Council (and the Isle of Rum Community Trust) has had engagement with and input from Scottish Natural Heritage (SNH).

The Isle of Rum Community Land Use Plan is currently (August 2015) proposed for Council approval as interim supplementary guidance.

The document will not gain statutory, development plan approval until the associated "parent" local development plan (the West Highland and Islands Local Development Plan) has run its full statutory course including its own SEA and HRA processes.

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1 Introduction and Context

- 1.1 In October 2005 the European Court of Justice¹ ruled that all land use plans in the United Kingdom likely to have a significant effect on European sites (Natura sites), either Special Protection Areas (including proposed SPAs) or Special Areas of Conservation (including possible and candidate SACs), can only be approved after an appropriate assessment of the policies and proposals has been undertaken under the provision of Article 6(3) of the Habitats Directive 1992². The Directive states that 'any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives'. The directive goes on to say that the plan shall only be agreed if there is no adverse effect on the integrity of any European site after mitigation is considered.
- 1.2 Scottish Ministers have extended the requirement for appropriate assessment to Ramsar sites, listed under the International Convention on the Conservation of Wetlands of International Importance, and proposed SPAs and candidate SACs, before they are fully classified. Hereafter in this appraisal, the term 'Natura site' should be taken as not only referring to SPAs and SACs but also to proposed SPAs, candidate SACs and Ramsar sites.
- 1.3 The purpose of this Habitats Regulations Appraisal (HRA) record is to consider whether the elements of the Isle of Rum Community Land Use Plan are likely to have a significant effect on any Natura site, either individually or in combination with other plans or projects. For those elements that would have a likely significant effect, an appropriate assessment would need to be carried out to ascertain whether the planning framework would not adversely affect the integrity of these sites. Where it is not possible to ascertain that no adverse effects will occur, the plan cannot be adopted except in the most exceptional of circumstances as defined in law.
- 1.4 The HRA record includes mitigation identified as necessary to include in the Plan. The assessment concludes that with appropriate safeguarding and mitigation included the Isle of Rum Community Land Use Plan will not have a likely significant effect on any Natura site and therefore will not adversely affect the integrity of any Natura site. The draft record ends by identifying that all elements of the Plan are not likely to have a significant effect on a Natura Site.
- 1.5 The HRA Record will be placed on the Council's website alongside the Isle of Rum Community Land Use Plan.
- 1.6 It must be advised that this HRA record has been compiled using the best available information, and any subsequent planning applications will require further assessment to ensure that the integrity of Natura sites will not be adversely affected. This is a requirement of Policy 57 of the Highland-wide Local Development Plan which must be read alongside any relevant area Local Development Plan, any retained in force elements of any adopted Local Plan and all relevant supplementary guidance.

¹Commission of the European Communities v United Kingdom of Great Britain and Northern Ireland, Case C. 6/04 in the second chamber of the European Court of Justice, judgment 20th October 2005

²Directive 92/43/EEC on the conservation of natural habitats and wild fauna and flora.

2 Aims and Objectives of the Isle of Rum Community Land Use Plan

- 2.1 The West Highland and Islands Local Development Plan (WHILDP) will contain the parent policy to which the Isle of Rum Community Land Use Plan is giving additional guidance. This parent policy will be subject to separate HRA through that Plan's process. The adopted West Highland and Islands Local Plan (WHILP) was subject to HRA and contains policy text and a settlement development area boundary which will be similar to what the new WHILDP will contain. Rum SAC was subject to appropriate assessment but Rum SPA was screened out. Mitigation text was added to the WHILP following the draft HRA for that plan. An additional objective was added to state: "to protect the integrity of and secure exceptional siting and design within the NSA and to protect the integrity of the SSSI, SPA and SCA." Following this addition it was recorded that there would no residual adverse effect on the integrity of either of the Natura sites. SNH cleared that plan from an HRA/AA viewpoint. Full details of the previous HRA are available via the Council's website.
- 2.2 The purpose of the Isle of Rum Community Land Use Plan is to increase the permanent population of the island by identifying housing and employment opportunities.
- 2.3 The area covered by the Plan (see Map 1 below) is limited to Kinloch township and adjoining land/sea plus a single property at Harris on the west side of Rum. The island has multiple natural and historic environment features and designations, a very small permanent population, and no mains services provision.
- 2.4 This Habitats Regulations Appraisal (HRA) considers all the elements set out in the Plan. Where a planning application for development gives rise to likely significant effects on a Natura site beyond the scope of that considered in this HRA, an appropriate assessment will be required to be undertaken as set out in Policy 57 of the Highland-wide Local Development Plan.

3 Background Information about European Sites

- 3.1 Most of the area covered by the Isle of Rum Community Land Use Plan corresponds with the settlement development area boundary for Kinloch shown within the West Highland and Islands Local Development Plan. It overlaps with both the Rum SAC and Rum SPA (See Map 1). Therefore it is necessary to assess the degree of connectivity between development in the Plan area and the qualifying interests of the two sites.

Table 1: All Natura Sites in proximity of the Isle of Rum Community Land Use Plan

<u>Special Areas of Conservation (SAC)</u>	
Rum SAC	
<u>Ramsar Sites</u>	
None	
<u>Special Protection Areas (SPA)</u>	
Rum SPA	

- 3.2 There was a previous (West Highland and Islands Local Plan HRA) agreement with SNH that the Rum SPA could be screened out of the HRA as there is no link or pathway between the qualifying interests and the Plan proposals, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives of the site:

Table 2: Natura Sites screened out for the Isle of Rum Community Land Use Plan

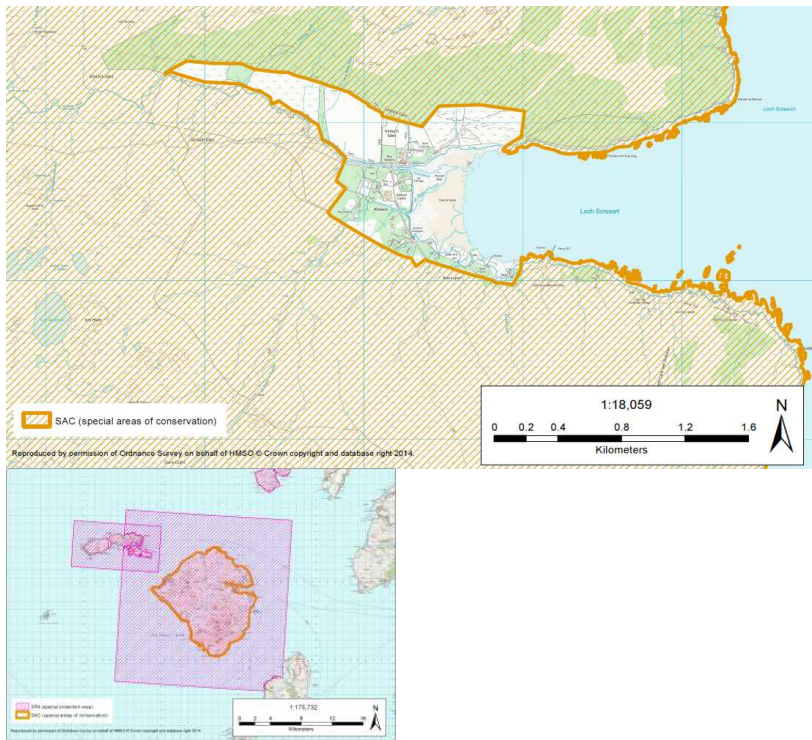
<u>Special Protection Areas (SPA)</u>	
Rum SPA	

- 3.3 For full details of the Natura sites located near to the Plan area, please see SNH's 'Sitelink' web application and interactive map:

<http://gateway.snh.gov.uk/sitelink/index.jsp>

<http://www.snh.org.uk/snhi/>

Map 1: All Natura Sites in proximity to the Isle of Rum Community Trust Plan Area



Map 2: Trust Plan Character (Potential Development) Areas

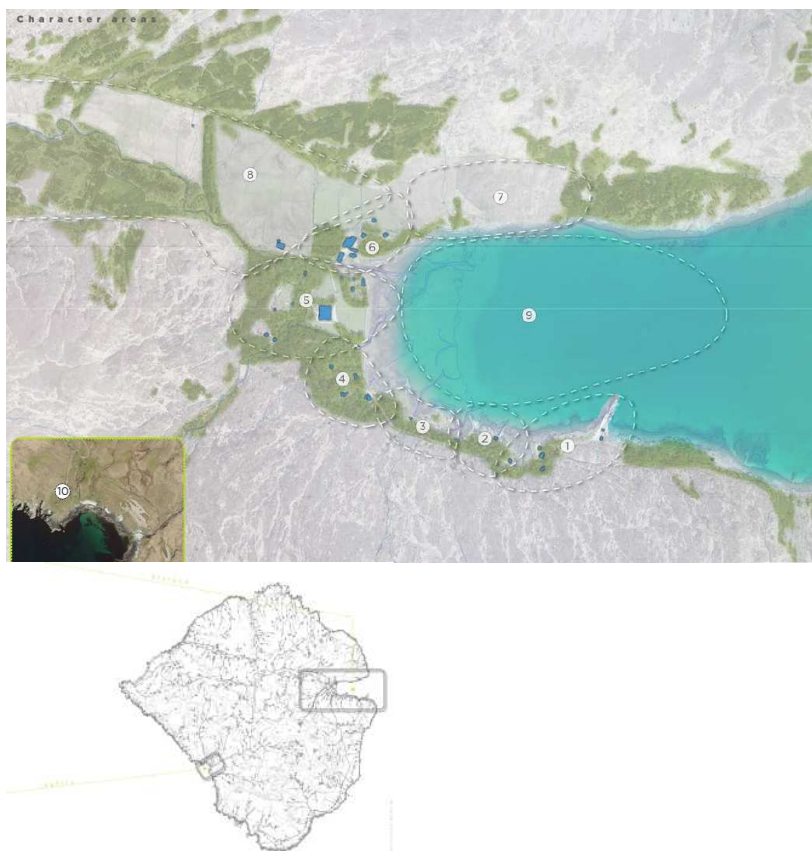


Table 3: Summary of Character Area Development Proposals

Name of Supplementary Guidance	Plan Element	Scale and Description of Proposal
Isle of Rum Community Land Use Plan	Character Area 1 Kinloch	Foxglove Cottage / Ferry - up to 3 houses subject to sensitive siting and design and woodland management;
	Character Area 2 Kinloch	Old Pier and Slipway - up to 3 business/tourism units and 2 houses;
	Character Area 3 Kinloch	New Bunkhouse Area – potential for camping provision, self catering units and 1 manager's house;
	Character Area 4 Kinloch	The White House and Kinloch Cottages – up to 7 houses including possible live/work units subject to woodland management;
	Character Area 5 Kinloch	Kinloch Castle and environs – no firm proposals given this area is in separate ownership and will hopefully be subject to a separate masterplanning exercise involving the local community;
	Character Area 6 Kinloch	Village Centre – up to 9 houses and a refurbished business / tourism unit;
	Character Area 7 Kinloch	North Shore – up to 14 houses subject to new service connections, woodland and avoidance of flood risk;
	Character Area 8 Kinloch	The Glen – 3 houses associated with crofts / smallholdings;
	Character Area 9 Kinloch	Loch Scresort – initial tentative proposals for more moorings and/or pontoons.
	Character Area 10 Harris	Refurbishment of a single property

4 Methodology for Assessment

- 4.1 After consulting the Habitats Regulations Appraisal of Plans – Guidance for Plan-making Bodies in Scotland Version 2 (Aug 2012) provided by Scottish Natural Heritage (SNH), the following methodology was established.
- 4.2 Highland Council liaised with SNH to carry out this appraisal and the previous local plan HRA, gaining the background information regarding qualifying interests and conservation objectives of Natura sites required to conduct an effective appropriate assessment. SNH were also consulted regarding the wording of the Plan and appropriate mitigation measures for any potential adverse effects on site integrity to ensure that the mitigation measures provided are tailored to the conservation objectives and qualifying interests. This draft record will be subject to further consultation with SNH as the West Highland and Islands Local Development Plan is progressed through its stages and prior to the statutory adoption of the Isle of Rum Community Land Use Plan.
- 4.3 All Natura sites potentially affected by the Isle of Rum Community Land Use Plan have been identified and mapped (see Map 1 above). **Given the previous agreement with SNH to undertake appropriate assessment for Rum SAC but not for Rum SPA and the almost identical nature of the Plan proposals, all Plan proposals have been screened in and the previous appropriate assessment has been re-visited to check its continued validity and whether any further mitigation is required. As almost all the Plan proposals relate to the localised area of Kinloch, a small township, an alone and in combination assessment has been used.**
- 4.4 Paragraph 211 of Scottish Planning Policy 2014 notes that Ramsar sites are also Natura sites and are therefore protected under the relevant legislation. Ramsar interests have thus been considered alongside their equivalent SPA for the purposes of this assessment and also documented together within this report. As a result, the Ramsar interests should be adequately protected by consideration of the effects on their ‘partner’ SPA site in line with the advice given in paragraph 1.12 of the “Habitats Regulations Appraisal of Plans: Guidance for Plan-making Bodies in Scotland Version 2” (2012). However, there are no RAMSAR sites affected by this Plan.

5 Appropriate Assessment of Plan Impact on Special Area of Conservation (SAC): Rum

Description of Natura Site and Location:

- 5.1 The mountainous terrain of the island of Rum off the west coast of Scotland supports waterbodies typical of oligotrophic to mesotrophic standing waters. The lochs in this site are classified as Type 2 or 3 and can be extremely oligotrophic with a low species diversity. However, some coastal lochs exhibit a strong maritime influence and, as a consequence, support a greater diversity and abundance of macrophytes. The three major rock types on the island, Torridonian sandstone and ultrabasic and granitic igneous rocks, influence the trophic status of the lochs. The site contains several species of note including awlwort *Subularia aquatica*, floating bur-reed *Sparganium angustifolium* and common reed *Phragmites australis*. The remote location of the island and its National Nature Reserve status means that the lochs have not been subject to significant unnatural change.
- 5.2 Rum, on the west coast of Scotland, contains dystrophic lochans formed mainly at midaltitude in areas of upland 7130 Blanket bogs and 4010 Northern Atlantic wet

heaths with *Erica tetralix* over Torridonian sandstone. The impoverished aquatic flora is typical of this habitat type and includes bulbous rush *Juncus bulbosus* and bogbean *Menyanthes trifoliata*. The dystrophic lochans vary in size but are typically relatively small unnamed waters that are highly acidic and have a range of substrates, from boulders to organic mud or peat. Their small size and remote location has helped to protect the lochans from any significant unnatural change.

- 5.3 Rum, in the Inner Hebrides, has an extensive development of the black bog-rush *Schoenus nigricans*-rich form of northern Atlantic wet heaths that is restricted to western Scotland. It is extensive on slopes which are underlain by ultra-basic rocks, and shows the development of *Schoenus* in response to mild base-rich flushing. The *Schoenus*-rich form has affinities to the strongly-flushed *Carex panicea* sub-community of M15 *Scirpus cespitosus* – *Erica tetralix* wet heath, and shows some similarities to the *Schoenus*-rich heaths of the Lizard district, which are also on ultra-basic rocks. Other more typical western forms of wet heath with abundant deergrass *Trichophorum cespitosum* and purple moor-grass *Molinia caerulea* are also represented.
- 5.4 Rum has examples of European dry heaths typical of the Inner Hebrides but is particularly noted for the presence of species-rich heath on base-rich soils. A large extent of the local, species-rich form of H10 *Calluna vulgaris* – *Erica cinerea* heath, *Thymus praecox* – *Carex pulicaris* sub-community (H10d), occurs on steep, southerly-facing slopes on ultra-basic rocks. The associated flora includes a number of northern and arctic-alpine species, such as mountain everlasting *Antennaria dioica*, viviparous sheep's-fescue *Festuca vivipara*, alpine meadow-rue *Thalictrum alpinum*, alpine bistort *Persicaria vivipara* and alpine saw-wort *Saussurea alpina*. The associated invertebrate fauna contains large populations of rare and local burnet moths. This northern form of species-rich heath complements that on Great Orme's Head in Wales, which has a species-rich heath of a much more southern floristic character, overlying limestone. Other kinds of dry heath on Rum are typical of north-west Scotland. They include species-poor H10 *Calluna* – *Erica* heath and H21 *Calluna* – *Vaccinium* – *Sphagnum* heath, including some of the Atlantic bryophyte-rich forms of the latter.
- 5.5 Rum is one of the best sites in the UK for open rocky Calaminarian vegetation characterised by the presence of arctic sandwort *Arenaria norvegica* ssp. *norvegica* and northern rock-cress *Arabis petraea*, similar to that on Keen of Hamar. The habitat, which represents Calaminarian grasslands of the *Violetalia calaminariae*, is developed on rocky areas of debris and erosion terraces on the peridotite of Ruinsival eastwards towards Sgurr nan Gillean. *A. norvegica* is the rare ultramafic species represented, while other uncommon basiphiles include purple saxifrage *Saxifraga oppositifolia*, mossy cyphel *Minuartia sedoides* and moss campion *Silene acaulis*. This is one of the most maritime-influenced sites of the series and the maritime species sea campion *Silene uniflora*, sea plantain *Plantago maritima* and thrift *Armeria maritima* are especially frequent.
- 5.6 Rum is one of five sites on the oceanic west coast of Scotland representing low- to moderately high-altitude oceanic sub-types of species-rich *Nardus* grasslands. This site is characteristic of the communities found to the north and west of the range. Extensive herb-rich grasslands have developed below cliffs of ultra-basic rocks along the coast. The grasslands occur from near sea level to about 750 m. Both CG10 *Festuca ovina* – *Agrostis capillaris* – *Thymus praecox* grassland and CG11 *Festuca ovina* – *Agrostis capillaris* – *Alchemilla alpina* grassland are well-represented. The stands are more scattered and more varied ecologically than on the basalt sites elsewhere in Scotland, but overall the flora is similar. Many uncommon but

characteristic species are present, including mountain everlasting *Antennaria dioica*, bitter-vetch *Lathyrus linifolius*, milkwort *Polygala vulgaris*, field gentian *Gentianella campestris*, small-white orchid *Pseudorchis albida*, pale sedge *Carex pallescens* and lousewort *Pedicularis sylvatica*. Arctic-alpine and northern species include alpine bistort *Persicaria vivipara*, alpine meadow-rue *Thalictrum alpinum*, alpine lady's mantle *Alchemilla alpina* and viviparous sheep's-fescue *Festuca vivipara*. There is a range of transitions to maritime grassland, calcareous grasslands, herb-rich 4030 European dry heaths and open communities on ultra-basic rocks.

- 5.7 Rum is representative of mildly calcareous and calcshist screes up to moderately high altitude in oceanic western Scotland. Rum has screes of various types, some of which are relatively small areas composed of ultra-basic rocks. Gravelly screes are widespread and unusual in supporting Scottish asphodel *Tofieldia pusilla*, which is usually associated with fens. Associated species include mountain everlasting *Antennaria dioica*, moss campion *Silene acaulis*, mossy cyphel *Minuartia sedoides*, thrift *Armeria maritima*, sea plantain *Plantago maritima* and purple saxifrage *Saxifraga oppositifolia*. Other species found in scree of larger rock fragments include northern rock-cress *Arabis petraea*, alpine penny-cress *Thlaspi caerulescens*, mountain sorrel *Oxyria digyna* and stone bramble *Rubus saxatilis*. Many ferns such as hay-scented buckler-fern *Dryopteris aemula*, northern buckler-fern *D. expansa* and male-fern *D. filix-mas* find a refuge from grazing animals in scree. Also there is a rich community of lower plants.

Conservation Objectives and Qualifying Interests (Species/ Habitats):

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:

- Acid peat stained lakes and ponds.
- Acidic scree.
- Alpine and subalpine heaths.
- Base-rich fens.
- Base-rich scree.
- Blanket bog.
- Clearwater lakes or lochs with aquatic vegetation and poor to moderate nutrient levels.
- Depressions on peat substrates.
- Dry Heaths.
- Grasslands on soils rich in heavy metals.
- Plants in crevices on acid rocks.

- Plants in crevices on base-rich rocks.
- Species-rich grassland with mat-grass in upland areas.
- Tall herb communities.
- Vegetated sea cliffs
- Wet heathland with cross-leaved heath.

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 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

- Otter

Site Condition (from http://gateway.snh.gov.uk/sitelink/siteinfo.jsp?pa_code=8371)

Visit Date	Feature Category	Feature	Last Assessed Condition
02/04/2011	Mammals	Otter (<i>Lutra lutra</i>)	Favourable Declining
19/06/2010	Inland rock	Plants in crevices on base-rich rocks	Favourable Maintained
19/06/2010	Dwarf shrub heath (Upland)	Wet heathland with cross-leaved heath	Unfavourable Recovering
19/06/2010	Montane habitats	Alpine and subalpine heaths	Unfavourable Recovering
19/06/2010	Dwarf shrub heath (Upland)	Dry heaths	Unfavourable Recovering
19/06/2010	Calcareous grassland (Upland)	Species-rich grassland with mat-grass in upland areas	Unfavourable Recovering
19/06/2010	Inland rock	Acidic scree	Favourable Maintained
19/06/2010	Bogs (Upland)	Blanket bog	Unfavourable Recovering
30/06/2009	Supralittoral rock (Coast)	Vegetated sea cliffs	Unfavourable Recovering
28/08/2009	Standing open water and canals	Acid peat-stained lakes and ponds	Favourable Maintained
31/08/2004	Standing open water and canals	Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels	Favourable Maintained
29/09/2004	Inland rock	Tall herb	Favourable

		communities	Maintained
29/09/2004	Inland rock	Base-rich scree	Favourable Maintained
01/10/2004	Fen, marsh and swamp (Upland)	Base-rich fens	Unfavourable No change
02/10/2004	Bogs (Upland)	Depressions on peat substrates	Unfavourable No change
02/10/2004	Inland rock	Plants in crevices on acid rocks	Favourable Maintained
02/10/2004	Inland rock	Grasslands on soils rich in heavy metals	Favourable Maintained

Table 4: Impact of Plan Proposals, Mitigation and Residual Impact

Plan Element (Character Area No.)	Scale, Description and Location of Proposal	Potential Impact (Alone & In Combination)	Mitigation	Residual Impact
1	Foxglove Cottage / Ferry - up to 3 houses subject to sensitive siting and design and woodland management.	Part of site lies within SAC but no or very minor impact on qualifying habitats	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site
2	Old Pier and Slipway - up to 3 business/tourism units and 2 houses.	Site lies outwith and down water catchment from SAC qualifying habitats and therefore no or very minor adverse impact predicted	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site
3	New Bunkhouse Area – potential for camping provision, self catering units and 1 manager's house.	Site lies outwith and down water catchment from SAC qualifying habitats and therefore no or very minor adverse impact predicted	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site
4	The White House and Kinloch Cottages – up to 7 houses including possible live/work units subject to woodland management.	Site lies outwith and down water catchment from SAC qualifying habitats and therefore no or very minor adverse impact predicted	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site
5	Kinloch Castle and environs – no firm proposals given this area is in separate ownership and will hopefully be subject to a separate masterplanning exercise involving the local community.	Site lies outwith and down water catchment from SAC qualifying habitats and therefore no or very minor adverse impact predicted	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site

6	Village Centre – up to 9 houses and a refurbished business / tourism unit.	Site lies outwith and down water catchment from SAC qualifying habitats and therefore no or very minor adverse impact predicted	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site
7	North Shore – up to 14 houses subject to new service connections, woodland and avoidance of flood risk.	Site lies outwith and down water catchment from SAC qualifying habitats and therefore no or very minor adverse impact predicted	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site
8	The Glen – 3 houses associated with crofts / smallholdings.	Site lies outwith and down water catchment from SAC qualifying habitats and therefore no or very minor adverse impact predicted	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site
9	Loch Scresort – initial tentative proposals for more moorings and/or pontoons.	Site lies outwith and down water catchment from SAC qualifying habitats and therefore no or very minor adverse impact predicted	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site
10	Refurbishment of a single property at Harris.	Site lies within SAC but proposal is limited to refurbishment of property so adverse impact on qualifying interests very unlikely.	Additional Plan textual requirement to avoid or if not to minimise the loss of qualifying interest habitats	No residual adverse effects on the integrity of the European Site
11	All proposals	All proposals alone and in combination could impact on others as a qualifying species interest.	Additional general Plan textual requirement for future planning applications to be accompanied by an otter survey and details of any resultant mitigation	No residual adverse effects on the integrity of the European Site

6 In Combination Assessment With Other Plans or Projects

- 6.1 As explained in para. 4.3 above the Rum Plan proposals have been considered in combination with each other. There are no other, different plans or projects for Rum that require to be considered in combination with the community's plan.

7 Conclusion

- 7.1 All Natura sites potentially affected by the Isle of Rum Community Land Use Plan have been identified and mapped and all elements of the supplementary guidance have been screened to determine the likelihood of significant effects on these Natura sites that may arise due to their implementation.
- 7.2 It was accepted that the Plan proposals required an appropriate assessment in terms of potential adverse impact on Rum SAC.
- 7.3 As a result the Highland Council concludes that, with the mitigation set out in this Habitats Regulations Appraisal Record, which will be incorporated into the final version of the Isle of Rum Community Land Use Plan that the Plan will have no likely significant effects on Natura sites either individually or in combination with other plans and projects and therefore will not adversely affect the integrity of Natura sites again either individually or in combination with other plans and projects. If modifications are made to the Isle of Rum Community Land Use Plan through the accompanying West Highland and Islands Local Development Plan process, this Habitats Regulations Appraisal Record will be revisited in consultation with Scottish Natural Heritage prior to adoption as a statutory part of the Development Plan.
- 7.4 Table 4 above summarises the elements of the Plan assessed through this Habitats Regulations Appraisal and the outcome.