

Staffin Community Harbour Development

Pre-Application Consultation Report









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1 Introduction

This Pre-Application Consultation (PAC) report lays out the public and stakeholder engagement carried out to support the marine licence application for the proposed Staffin Community Harbour (SCH) planned by the Staffin Community Trust (SCT). The purpose of this report is to capture, analyse and review the output of the consultation undertaken with the local community in relation to the proposed development.

This report provides a brief description of the proposed development, and the legislative requirements that both the development itself, and the consultation process, must satisfy. It describes the consultation undertaken in detail, and the outputs of the engagement process.

This report has been compiled by Affric Limited on behalf of SCT.

The temporarily modified¹ PAC Report Form has been completed in line with Marine Licensing (Pre-Application Consultation) (Scotland) Regulations 2013. The details regarding questions 4, 5, 6 and 8 of the form are provided within this document to allow a comprehensive response to be provided.

2 The Proposal

The proposed SCH development is located within Òb nan Ron, Garafad, Staffin, in the north of Skye (Grid Reference: NG494 681). The project involves the construction of a sheltered berthing area and improved boat launching facilities by installing a pontoon, breakwater and new slipway. In addition, the proposed development includes the construction of onshore infrastructure to support the harbour operations. It proposed that the existing hardstanding is extended to the east of the site through reclamation of the foreshore area. The design includes onshore elements such as parking, storage, office and toilet facilities. In order to source rock armour for the breakwater and reclaimed area, it is proposed that the Lealt Quarry (located approximately 7km south of Òb nan Ron), is re–opened as a borrow pit to provide a local source of rock material.

Further details on the project description as well as each individual element of the Proposed Project can be found in the Environmental Impact Assessment Report (EIAR) Chapter 2: Project Description of Volume 2.

3 Consenting Requirement

3.1 Marine Licence

Under the Marine (Scotland) Act 2010, several activities listed in Part 4; Section 21 of the Act, require a Marine Licence issued by the Marine Scotland Licensing Operations Team (MS-LOT). This includes any activity where the project intends to do any of the following below Mean High-Water Springs (MHWS):

- Deposit or remove substances or objects in the sea either on or under the seabed;
- Construct/alter/improve any works in or over the sea or on or under the seabed;
- Remove substances or objects from the seabed; or

-

¹ The Marine Works and Marine Licensing (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020





Dredging activities.

The removal of the existing breakwater, the construction of the new breakwater and slipway, the installation of the pontoon, and extension of the existing hardstanding through reclamation, are seaward of the MHWS and hence will require a Marine Licence.

3.2 Planning Permission

Under the Town and Country Planning (Scotland) Act 1997, any type of development, i.e. carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land above Mean Low Water Springs (MLWS) will require planning consent.

The extended hardstanding, elements of the breakwater and slipway, buildings and borrow pit operations are proposed above the MLWS and hence will require planning consent.

3.3 Pre – Application Consultation

The Marine Licensing (Pre-Application Consultation (PAC)) (Scotland) Regulations 2013 (Scottish Government, 2013), prescribe the marine licensable activities that are subject to PAC and in combination with the Marine (Scotland) Act 2010 (Scottish Parliament, 2010), set out the nature of the pre-application process. The Proposed Project falls within Regulation 4(d) as a construction activity within the marine area which exceeds 1000m², therefore, requiring the project to go through the PAC process. Consultation has been carried out to meet the requirements of the Marine Licensing (PAC) (Scotland) Regulations 2013.

Due to the scale of the proposed development (less than 2 hectares), it is not deemed a 'Major Development' in terms of Regulation 2(1) of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The project therefore is not required to go through the PAC process compliant with the terrestrial process laid out in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

Due to the Coronavirus pandemic, The Scottish Ministers promulgated the Marine Works and Marine Licensing (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020. The Regulations set out temporary relaxation of PAC during the Coronavirus emergency period, commencing 21st May 2020 in order to ensure that PAC is undertaken in a safe and responsible manner, in accordance with the Scottish Government's restrictions. The temporary relaxation of PAC requires all PAC events to be online and instructions on how to join the online PAC event need to be advertised.





4 Engagement Strategy

4.1 Engagement Principles

The consultation and engagement strategy is founded on sound principles and best practice drawn from the organisations professional experience as well as Planning Aid for Scotland's SP=EED framework (Scottish Planning = Effective Engagement and Delivery – A Practical Guide to Better Engagement in Planning in Scotland, 2011). Further information regarding SP=EED is provided in Appendix 1.

4.2 Engagement Objectives

The SCT's aim has been to work with all stakeholders (organisations, individuals and the local community) who have an interest in the project, whether as a result of their activities or their location. This will enable the proposed SCH development to benefit from the considerable experience of the stakeholders and will allow the project to develop with the involvement of stakeholders upon whom it will ultimately impact. The consultation process started in the preapplication scoping phase of the development and has continued as the design and EIAR have progressed.

The objectives in relation to the engagement process can be summarised as follows:

- To engage with stakeholders (organisations, individuals, and the local community) who either have an interest in the project or have the potential to be directly affected by the proposed project;
- To ensure that stakeholders gain a suitable understanding of the proposals;
- To ensure stakeholders have an opportunity to provide input into the design options and elements that have been considered;
- To understand stakeholders' concerns and issues, to allow them to be taken account of in the development of the project;
- To provide information about the potential environmental issues and proposed mitigation identified to reduce and manage them;
- To inform the EIAR production to ensure specific issues and concerns raised are appropriately considered, assessed and mitigation identified where appropriate; and
- To fulfil marine licencing obligations.

4.3 Engagement Definitions

Stakeholder engagement comprises two main elements; communication and consultation. These terms can be defined as follows:

- Communication: Keeping stakeholders fully informed on the progress of the development and educating them about the relevant processes involved and the project itself so that they can make informed decisions regarding the proposal. This is typically a one-way process.
- Consultation: Providing information/options and discussing these with stakeholders, thereby giving them the opportunity to influence the design of the development. This is an interactive and iterative process which involves listening and being responsive.
- Engagement: A combination of communication and consultation.





4.4 Engagement Considerations

Due to Coronavirus, a physical face-to-face PAC event could not be undertaken and therefore the events were undertaken using the online platform, Zoom. The events were recorded so that those who were unable to attend an event, could watch the recording following the live event. For data protection reasons, the question-and-answer portion of the event was not recorded.

4.5 Stakeholder Engagement Tool Utilised

4.5.1 Public Events

The main PAC event took the form of an online public meeting on the Thursday 25th March 2021 at 7pm. This approach allowed for stakeholders located anywhere to connect to the meeting, listen to the presentation, find out where they could get a copy of the questionnaire. They were also given the opportunity to ask questions about the proposed SCH development. As discussed in Section 4.4, the event was recorded so that those who were unable to attend the event could watch the event at a later stage. The recording was placed on the SCT website.

A second consultation event was held on Thursday 2nd September 2021 in the form of an online meeting at 7pm. The purpose of the meeting was to update stakeholders on the progress of the project, present the project design being taken forward into consenting and address any comments and concerns raised during the PAC event in March 2021.

4.5.2 Website

Information regarding the project, advertising the public event and providing a link to the recorded PAC event and questionnaire were added to the SCT website: https://skyeecomuseum.com/latest.

4.5.3 Local Media

For the first consultation event was advertised in the West Highland Free Press (WHFP) on 12th February 2021 and again on 12th March 2021. Copies of the newspaper advertisement are provided in Appendix 2. The advert posted in February was to ensure compliance with Section 7(3) (c) of Marine Licensing (PAC) (Scotland) Regulations 2013, which requires events to be advertised 6 weeks prior to the event. The later advert was to remind potential attendees of the event.

In addition, SCT placed a media release in the WHFP, Press and Journal, The Oban Times, Radio nan Gaidheal, BBC Alba 'An La', BBC Highland and STV North websites, plus STV News. A copy text for the Press Release is attached as Appendix 3. The details of the event were posted on the Staffin Community Council Facebook page on the 19th March 2021. A screenshot of the Facebook post is provided in Appendix 4.

Prior to the second consultation event on the 2nd September 2021, another advert was paced in the WHFP on the 26th August 2021. A copy of the advert is attached in Appendix 2.

4.5.4 Letters

The prospective applicant for a marine licence (in this case SCT) gave notification to the relevant delegates that an application for a marine licence was to be submitted and a PAC was required (see Appendix 5: Example Consultee Letter). The appropriate delegates contacted were:





- Commissioners of Northern Lighthouses;
- Maritime and Coastguard Agency;
- Scottish Environment Protection Agency;
- NatureScot;
- The Highland Council; and
- Marine Scotland.

under Regulation 5 of the Marine Licensing (Pre-application Consultation) (Scotland) Regulations 2013. This provided an opportunity for a response from other consulting bodies.

4.5.5 Questionnaires

Questionnaires were utilised to gather information following the PAC event in March 2021. As the event was an online event, the questionnaire was uploaded to the SCT website.

The questionnaire, as seen in Appendix 6, asked specific questions regarding design options and gathered general information on those attending the event in order to provide an overview of the responding demographic. Question format was a mixture of free text boxes, which allowed respondents to express their own concerns and views, accompanied by several tick box questions which asked participants direct questions.

At the end of the second consultation event in September 2021, participants were encouraged to complete a survey utilising Survey Monkey (Appendix 6).

Data collected from both events was for the specific purpose of understanding the demographic of the stakeholders attending and their views on the proposals. The data has been handled in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act (DPA) 2018. Personal data collected is for the specified, explicit, and legitimate purposes of PAC and not processed further in a manner that is incompatible with those purposes. Affric and SCT have ensured compliance with all requirements under the DPA 2018.

4.5.6 Questions and Answers

Participants at the online PAC event in March were able to write out questions using the chat function. At the end of the presentation, the Affric facilitator read out the questions and directed them to the correct member of the project team to answer. This session was not recorded. Questions have been provided in Appendix 9.

Due to the small number of participants who attended the event in September, participants were able to ask the project team questions directly at the end of the event. The questions asked have been provided in Appendix 9.





5 PAC Process

5.1 March Event

The event was undertaken using the online platform Zoom. Participants were admitted to the event at 7pm. Participants were notified that the presentation was to be recorded and to please mute microphones and turn off video cameras during the presentation. The project team comprising Affric Limited, SCT, Wallace Stone, Jock Gordon Design and Planning and Dalgleish Associates Limited presented a power point presentation (Appendix 7). This event had 32 attendees.

As the project was still in design phase, various design option elements were presented during the presentation, feedback was sought through the questionnaire.

5.1.1 Questionnaire Feedback

The questionnaire made available through the SCT website along with a recording of the PAC Event and the Design Element Option Document (Appendix 8). The questionnaire allowed participants to select various design element options using a tick box with a free text box available to provide a reason for the option selection. The responses received on the questionnaires are summarised below. Ten questionnaires were completed and returned.

5.1.1.1 Quality of Information Provided

The questionnaire and survey included the following question:

"On a scale of 1 to 5, do you consider that we have provided sufficient design element options and information during the public consultation event to give you an understanding of the proposed Staffin Community Harbour development? (5 is excellent and 1 is very poor)."

Table 5.1.1 provides a summary of the responses for the first public event

Table 5.1.1: Summary of the Responses Received for Quality of Information

Number of	No		eople : ch Scc	Selecti ore	ing	Average
Respondents	1	2	3	4	5	711-11-92
10	1	0	0	3	6	4.3

Out of the 10 questionnaires, the average score was 4.3 with majority of the participants selecting a score of 4 or higher. The only low score was a score of 1 as the participant felt that not enough consideration of access to the harbour had been given.

5.1.1.2 Marine Design Options

During the presentation four marine design options were presented. The questionnaire asked the following question:

"Four design options are presented for the Marine Design in the Design Element Options document (available at: https://skyeecomuseum.com/latest). Please insert a 'X' in the relevant box for your preferred option.

Option 1: Breakwater on foreshore accessed from track located onshore, bridge from breakwater to pontoons.





Option 2: Breakwater on foreshore accessed from a track located on the foreshore (below Mean High Water Springs), bridge from breakwater to pontoons.

Option 3A: Breakwater stops before foreshore, with a series of 1:10 bridges from the existing access road to the pontoons.

Option 3B: Breakwater stops before foreshore, with a series of 1:16 bridges from the existing access road to the pontoons.

Option 4: Extend the existing breakwater with access to the pontoon across the top of the breakwater and a bridge down onto the pontoons."

Marine Design Elements

Marine Design Elements

Option 1 Option 2 Option 3A Option 3B Option 4

Figure 5.1.1 provides a summary of the participants design option preferences.

Figure 5.1.1: Marine Design Element Option Selection of Questionnaire Respondents

Out of the 10 questionnaire responses received, one responded did not have a preference and a second did not make a selection. One respondent selected more than one option. The most desirable marine design options are Option 1 followed by Option 4.

5.1.1.3 Fendering Design Options

During the presentation, three fendering design options were presented. The questionnaire asked the following question:

"Three options for Fendering have been identified in the Design Element Options document (available at: https://skyeecomuseum.com/latest). Please insert a 'X' in the relevant box for your preferred option.

Option 1: Rubber D Fenders

Option 2: Timber

Option 3: PVC Profile Strips."





Figure 5.1.2 provides a summary of the participants design option preferences.

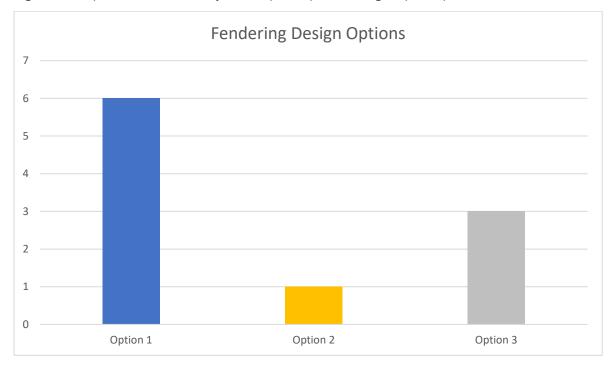


Figure 5.1.2: Fendering Design Option Selection of Questionnaire Respondents

All 10 respondents selected an option for this question. The preferred option for fendering is Option 1, Rubber D Fenders, followed by Option 3, PVC D Fenders.

5.1.1.4 Decking Design Options

During the presentation three decking finish design options were presented. The questionnaire asked the following question:

"Three potential Decking finishes for pontoons have been identified in the Design Element Options document (available at: https://skyeecomuseum.com/latest). Please insert a 'X' in the relevant box for your preferred option.

Option 1: Timber

Option 2: Composite

Option 3: GRP Mini Mesh"

Figure 5.1.3 provides a summary of the participants design option preferences.





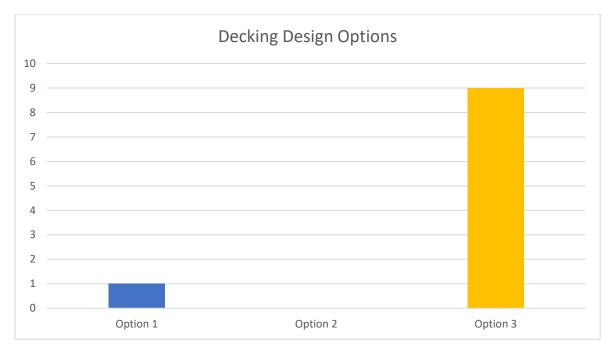


Figure 5.1.3: Decking Design Option Selection of Questionnaire Respondents

Out of the ten questionnaire responses received, the preferred option for decking finishing on the pontoon is Option 3, GRP Mini Mesh, followed by option 1, timber.

5.1.1.5 Pontoon Access Gate

During the presentation three pontoon access gate design options were presented. The questionnaire asked the following question:

"Please select your preferred Pontoon Access Gate option, the options are provided in the Design Element Options (available at: https://skyeecomuseum.com/latest). Please insert a 'X' in the relevant box for your preferred option.

Option 1: Gate with locked access

Option 2: Unlocked gate with sign saying 'Access for Boat Users Only'

Option3: No gate"

Figure 5.1.4 provides a summary of the participants design option preferences.





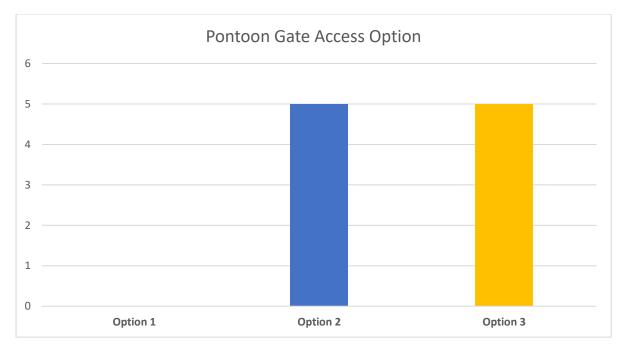


Figure 5.1.4: Pontoon Gate Access Design Option Selection of Questionnaire Respondents

Out of the ten questionnaire responses received, both Option 2, Unlocked gate with sign saying, 'Access for Boat Users Only', and Option 3, no gate, were equally favoured. None of the responders selected gate with locked access.

5.1.2 Comments Received and Responses

The questions asked during the question and answer session at the end of the PAC event, were reflected in the in the questionnaires returned.

The questions and comments from the PAC event have been collated and, and where necessary answer provided. The questions and answers are provided in Appendix 9. The main theme from comments raised was regarding the suitability of the existing road.

It was explained that an engineering assessment of the road was being undertaken and that a traffic assessment would be carried out to understand the road suitability.

5.2 One to One Meetings

As part of the land based project design development, there were various one to one meetings and discussions. These were between local landowners and users and the SCT. Primarily with regard to road improvements and the upgrade of passing places. The input to the design process is much appreciated by the SCT and helped in the development of a high quality project to benefit the local community.

5.3 Regulator Discussion

In addition, to discussions with the public, there was an early meeting with The Highland Council Planner, and Marine Scotland representatives with regard to the consenting route to be taken. This was followed up with specific discussions with The Highland Councils regarding details of the planning application and road upgrades.

In addition, there was a meeting between the project team and NatureScot with regard to implications of the adjacent Geological Conservation Order site on the project. This discussion





contributed to the final design which avoided the area entirely as discussed in Chapter 2: Project Description of Volume 2 of the EIAR.

5.4 September Event

As with the March event, the September event was undertaken using the online platform Zoom. Participants were admitted to the event at 7pm. Participants were notified that the presentation was to be recorded and to please mute microphones and turn off video cameras during the presentation. The project team comprising Affric Limited, Wallace Stone, Jock Gordon Design and Planning and the Project Manager presented a power point presentation (Appendix 7). The presentation provided the detail of the harbour design being taken forward to consenting. As detailed in Chapter 2: Project Description of Volume 2 of the EIAR the final design is a variation of Marine Design Option 4. In addition, it provided feedback on points raised during the March event, including the outcomes of the traffic assessment and the detail of proposed road improvements. The event had eight attendees.

5.4.1 Questionnaire Feedback

The survey monkey questionnaire (Appendix 6) was completed by all eight attendees straight after the event. The responses from which are summarised below.

5.4.1.1 Quality of Information Provided

The second survey included the following question:

"On a scale of 1 to 5, do you consider that we have provided sufficient information during the online event to give you a clear understanding of the proposed Staffin Community Harbour Development (5 is excellent and 1 is very poor)?"

Error! Reference source not found.4.1 provides a summary of the responses for the second p ublic event. Out of the 8 questionnaires, the average score was 4.0 with no participants selecting a score lower than 4.

Table 5.4.1: Summary of the Responses Received for Quality of Information

Number of	No		eople : ch Scc	Selecti ore	ing	Average
Respondents	1	2	3	4	5	g2
8	0	0	0	5	3	4.375

5.4.1.2 Overall Level of Support

The survey also included the following questions to gauge the overall level of support for the SCH development:

"On a scale of 1 to 5, do you support the proposed Staffin Community Harbour Development?"

The results from this question, as shown in Figure 5.4.1, demonstrate the very high level of public support for the SCH development, with 75% of respondents indicating that they strongly support the proposed development. Only 25% were neutral towards the development and none opposed it.





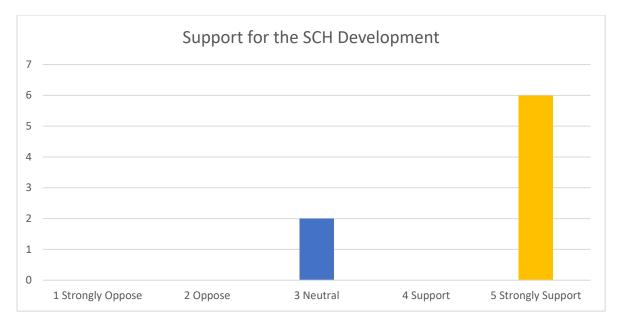


Figure 5.4.1. Number of Survey Respondents Selecting Each Level of Support

In addition, the following question was included to determine the level of public support for the reopening of the Lealt Quarry to provide aggregate during construction:

"On a scale of 1 to 5, do you support the reopening of the Lealt Quarry to provide aggregate for the construction of the harbour?"

The results from this question, as shown in Figure 5.4.2, demonstrate the high level of public support for the reopening of Lealt Quarry during the construction phase of the development. In total, 50% of respondents indicated that they strongly supported the proposed development, whilst 37.5% indicated they support the project. Only 12.5% were neutral towards the development and none opposed it.

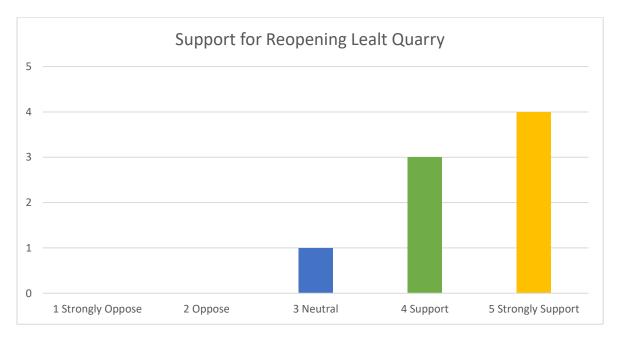


Figure 5.4.2. Number of Survey Respondents Selecting Each Level of Support





5.4.2 Comments Received and Responses

The questions asked during the question-and-answer session at the end of the PAC event, were reflected in the in the survey responses. Only one question was asked regarding charging points for boats and cars. This was addressed as follows:

• Electric hook-ups for boats will be provided at the pontoons.

6 Demographics of Survey Respondents

Table 6.1.1 provides information regarding the number of people who attend both PAC events, and the number of people who completed the questionnaire. The demographic information provided is based on the questionnaires only.

Table 6.1.1: Summary of Demographic Information of Participants from the Questionnaires

	Participants	Questionnaires	Sex		
		Completed	Female	Male	
Event 1	32	10	2	8	
Event 2	8	8	1	7	

Figure 6.1.1 shows the age distribution of the respondents of both questionnaires. The responses were dominated by males who are 40 years and over. There were no participants under the age of 25.

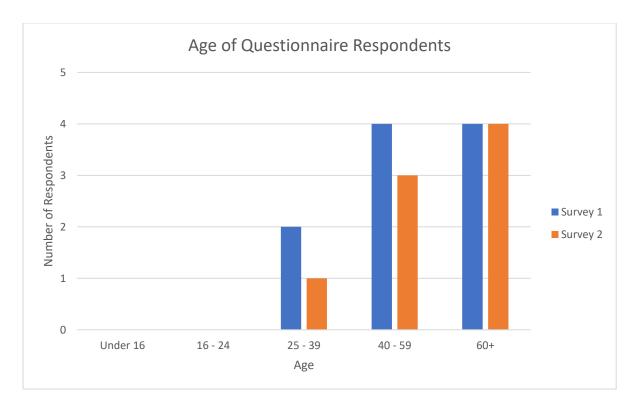


Figure 6.1.1: Age of Questionnaire Respondents





Figure 6.1.2 shows the employment status of the respondents of both questionnaires. The responses were predominantly received from self-employed individuals, with smaller equal numbers of responses from employed and retired respondents for both surveys.

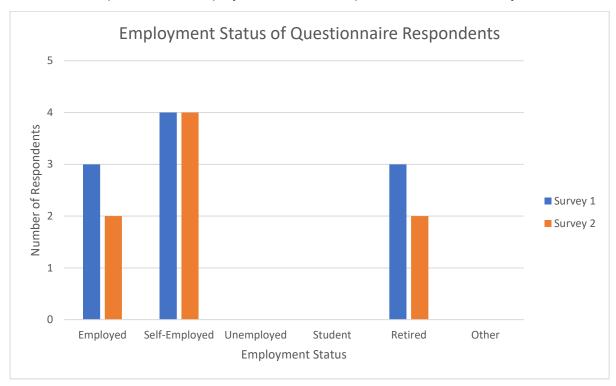


Figure 6.1.2: Employment Status of Questionnaire Respondents

7 Conclusion

PAC has been completed for the proposed SCH development. The input from various stakeholders has helped to shape the design of the project. The response to the second event questionnaire shows that 75% of the community members who took part in the consultation process strongly support the project and none of them object to the proposals.





8 References

Affric Limited. 2021. Staffin Community Harbour Development – Environmental Impact Assessment Report.

9 Glossary

Acronym	Definition
DPA	Data Protection Act
EIAR	Environmental Impact Assessment Report
GDPR	General Data Protection Regulation
MHWS	Mean High Water Spring
MLWS	Mean Low Water Spring
MS-LOT	Marine Scotland Licensing Operations Team
PAC	Pre-Application Consultation
SCH	Staffin Community Harbour
SCT	Staffin Community Trust
SP=EED	Successful Planning = Effective Engagement and Delivery
WHFP	West Highland Free Press





Appendix 1: An Overview of SP=EED

Model for Stakeholders Engagement – SP=EED

The stakeholder management strategy will be further guided by the principles laid down in Planning Aid for Scotland's SP=EED framework (Scotlish Planning = Effective Engagement and Delivery). This framework was originally published in 2008 and subsequently updated in 2011. It is derived from PAN 81 and is endorsed in the updated PAN 3/201 (which replaces PAN 81). Though neither prescriptive nor legally binding, SP=EED represents:

"...a practical guide to engagement in planning... targeted at all stakeholders in Scotland's planning system and is designed to help design, deliver and assess the process of engagement."

Widely recognized as an accumulation of best practice, SP=EED encourages a front-loaded engagement process in which effective stakeholder engagement commences as early as possible, before too much has been invested and/or irreversible decisions have been made.

Details of the SP=EED Approach

The SP=EED approach is based around a matrix describing eight criteria for effective engagement, with three levels of achievement for each criterion. The levels relate to giving information, consulting and listening, and operating in partnership with stakeholders. It is worth noting that while achieving Level 3 (or even Level 2) in relation to all eight criteria may be a realist aspiration for certain types of community-led proposals or large development and regeneration projects, it is unlikely to be achievable in commercial developments such as the proposed development.

Notwithstanding the above, the SP=EED framework has been used in preparing this consultation plan with a view to:

- Planning the engagement well before the process begins;
- Explicitly stating the objectives of the process;
- Managing public expectation;
- Identifying suitable approaches;
- Effectively managing the consultation process;
- Evaluating the learning from the experience.

Table A.1 contains a summary of the SP=EED matrix.





Table A.1: SP=EED Matrix

	Level 1:	Level 2 (Level 1 +)	Level 3 (Levels 1 & 2+):
	Giving Information	Consulting & Listening	Partnership
1.Transparency and Integrity	The purpose of the engagement is clear, and people find out about it easily.	Rights to participate are clearly explained and opportunities to express opinions are publicised.	Dialogue will take place with partners about how they will be involved in the engagement process and how their input will used.
2.Co-ordination The timetable for the engagement process will be published and relevant relationships explained.		The timetable for the engagement process will include adequate periods for meetings, public events and discussion with stakeholders.	The timetable for the engagement process will include opportunities for partners to develop their own ideas; partners will be involved in discussing how to co-ordinate actions.
3.Information	Information will be relevant, accurate and comprehensible to the target audience.	Information will be communicated and shared, aiming to invite feedback.	Identification, collection and dissemination of relevant new information by partners is encouraged.
4.Appropriateness	Information will be presented to suit its intended audience and can be accessed by all stakeholders at each stage of the process.	Engagement processes to fit the situation to be used, with opportunities for discussion and for answers to be raised and answered.	A collaborate approach to working with partners on proposals, and regular review of the engagement process.
5.Responsiveness	Relevant information will be provided at every stage of the process.	Findings from engagement process will be analysed, disseminated, and potentially incorporated.	Partners will be offered the opportunity to present and discuss their own ideas and receive feedback.
6.Inclusiveness	Relevant representative groups/organisations will be identified, and information will be designed and disseminated to reach them.	An emphasis will be placed on allowing the voices of seldom heard groups and those most likely to be affected to be heard.	Assistance and advice will be made available to seldom heard groups to enable them to become partners in the process; overall, a representative range of stakeholders will be consulted.
7.Monitoring and Evaluation	Distribution of information and feedback received on the engagement process will be analysed after the process is completed.	Monitoring and evaluation of the engagement process will take place on an ongoing basis.	Monitoring and evaluation processes will be devised in collaboration with stakeholders.
8.Learning and Sharing	Lessons from the engagement process will be identified and lead to ongoing improvements in quality.	Lessons from the engagement process will be reviewed and shared with a focus on learning and training.	The creation of creative, problem-solving culture where skills and experience are pooled, shared and enhanced.





Criteria for Selecting Engagement Methods

The effectiveness of any stakeholder engagement strategy is ultimately dependent upon the appropriateness and robustness of the actual methods of engagement selected. In this regard, a number of key criteria have been considered when determining which methods to employ. These are detailed Table A.2

Criteria	Options
Stage	 Very early stages may require more informative techniques to establish a knowledge base amongst stakeholders; Subsequent stages will be more participative and interactive as the consultation seeks to canvass the views and comments of stakeholders; Late stages are likely to involve further informative elements to disseminate the findings and evaluate the effectiveness of engagement.
Stakeholders needs	 Language Accessibility Support services (e.g.: for those with caring responsibilities)
Type of data	 Quantitative – used for categorising, measuring, profiling. Qualitative – gathering opinions, feelings, and suggestions. Balance to be struck between capturing more complex, in depth responses from fewer stakeholders and less detailed input from a larger number of participants. Methods of analysis and reporting to be applied to data.





Tools for Stakeholder Engagement

For the purposes of this exercise, engagement tools have been broadly grouped into six main categories. Each category features a range of vehicles or instruments, but they are essentially variations on the theme of the category. Table A.3 summarises the different forms of engagement commonly used in this type of stakeholder engagement process and details the pros and cons of each approach.

Examples	Pros	Cons						
One-Way Communications								
YouTube/Social media Posters	Useful way of informing large numbers of stakeholders about the project	Not easily focused on target audiences						
Press releases	May access stakeholders not	Not interactive – participants						
Newspaper articles	previously identified	cannot typically ask questions or supply responses						
Television/radio	Can be relatively cost- effective given the number of people reached.	Media can be perceived as being subjective						
Mailshots	Media can be perceived as	Zemg subjective						
E-mails	being objective.							
Leaflets/newsletters Telephone information line								
	ce-to-Face, Open Forums/Ever							
Public meetings	Potentially large numbers of participants.	Some participants can feel						
Exhibitions		intimidated by peer pressure.						
Stalle at widen as as as as it.	Can attract stakeholders not	Strong voices can dominate						
Stalls at wider community events (e.g.: village fetes).	previously identified	and may not be representative of						
events (e.g., village retes).	Can be designed to be non-	stakeholders as a whole.						
Open day	threatening and inclusive.	statement as a whole.						
	3	Do not always know who has						
Library bus	Good during	attended.						
	communications stage.							
Village pub		Less effective during						
	e-to-Face. Restricted Access For	consultation stage.						
Focus groups	Good qualitative information can be captured	Can be costly as there may be a need to hire a venue,						
	can be captared	pay incentives and travel						
Workshops	Allows in depth discussion of	expenses, hire translators or						
·	issues and resolution of	child minders and send out						
	problems.	teams in advance to recruit						
		people face-to-face to attend the session.						





In depth, face-to-face Interviews Drop-in-sessions – schools School lessons/assemblies Door-to-door	Face to face contact ensures attendees understand issues and detailed information. Interactive nature of such discussions often stimulates respondents to develop their views and ideas. Good way of exploring a range of subjective issues in considerable depth and can cover confidential aspects. Allow detailed analysis of a complex situation to be conducted addressing attitudes and motivations.	Consultation with a relatively small number of people means that information gathered may not be representative. Groups may not represent the majority opinion. Not appropriate if data to be gathered is sensitive or views of respondents are likely to be too diverse. Time consuming. High potential for interviewer bias when recording responses.
No	n-Face-to-Face, Restricted Surv	(O)(C
Postal surveys	Allows a large number of	Respondents are not able to
r Ostal Surveys	participants to be contacted relatively inexpensively.	seek clarification regarding question content.
Email/online surveys	Participants can complete questionnaires in their own time; often delivering higher response rate.	Not a good way of obtaining large amounts of qualitative data such as detailed insights into attitudes.
Telephone interviews	Not subject to interviewer error through inaccurate recording of responses.	Contact details can be difficult to obtain, and data collection requires degree of technical expertise.
Opinion polls	Responses are more likely to be based on individual opinion rather than guided by the group.	·
	Non-Face-to-Face, Open Forum	S
Social. Networks (Facebook, Twitter, etc.)	Allows access to otherwise hard to reach groups.	Not accessible to all
Telephone information line	Inexpensive way of communicating with large numbers of people Can be interactive and allow dialogue with stakeholders.	Can be difficult to manage/control.





Appendix 2: Newspaper Advert Text

family notices

Births, Engagements, Marriages, Deaths, Acknowledgements,

DEATHS

(INVERNESS/HEREBOST, SKYE) – Peacefully at Highland Hospice on 3rd February 2021, Floma MacKinnon (nee Macdonald) adored wife of Duncan Macdonald) adored wife of Duncan, treasured mum of Jack and Erin, dearly loved sister of Catherine and Christine. A private funeral service will take place on Monday 15th February at 12.30pm in Smithton Free Church, Live link available from www.smithtonchurch.com/live No flowers please. A donation in memory of Floma can be made directly to Highland Hospice or Macmillan Suite. Arrangements by John Fraser & Son of Chapel Street,

MACLEOD - Passed away peacefully at Broadford Hospital on Sunday Petacetiny at Broadford Hospital on Sunday 7th February, William, aged 96 years. Dear husband of Lexie and loving father of Donald and Anne. Funeral service private due to current restrictions. Will be sorely missed.

SINCLAIR — Peacefully at Dail Mhor Care Home, Strontian on 6th February 2021, Mary (nee MacIntyre) in her 92nd year. Loving wife of the late lan and a loving sister and aunt. Will be sorely missed. Mary's home for 62 years was 8 Forestry Houses, Ratagan, Glenshiel. Funeral service will take place in private at Ardearg Cemetery, Ratagan on Tuesday 16th February at 1pm. Funeral cortege will pass through Ratagan at 12.30pm pausing briefly at the Youth Hostel, before a service of committal at Hostel, before a service of committal at Ardearg. Family flowers only please. Donations, if desired, can be given directly to the Lunch Club, Inverinate in memory of Mary. Arrangements by Manson & MacBeath Funeral Directors.

ACKNOWLEDGEMENTS

GILLIES - The family of the late Margaret Gillies, our Mum and Granny, would like to extend our heartfelt thanks to the nurses doctors and staff at Broadford hospital and surgery and the district nurses for their care over the years. To our relatives, friends and neighbours who baked, sent flowers, cards, phoned and messaged, your kindness and sympathy was overwhelming. Thank you to everyone who lined the roadside and came to the cemetery, we truly appreciated your presence and your show of respect. Thanks to the Reverend Rory MacLeod for his comforting and personal graveside service Farguhar MacLeod and his team for the care given to Mum on her final journey and to Donald MacIntosh for his beautiful wreaths. A special thank you to Rachel Henderson and Max Stancliffe for their musical tributes. The Gillies family.

MACKAY - The family of the late Katie MacKay would like to thank all relatives Mackay would like to trialik all relatives, friends and neighbours for their sympathy, kindness and support over the last few weeks. We shall be forever grateful to all the staff at Isle View Care Home, Aultbea for the kindness and care Katie received there Sincere thanks to Reverend Ross for his comforting service, and to Donnie, Duncan, Bill and lain for their considerate and efficient funeral arrangements. A final thanks to all who paid their last respects at the roadside, church and graveside

- Ar Dachaidh, Staffin Road, Portree.

MACLEOD — The family of the late Flora MacLeod would like to thank the staff of Ballifeary House Care Home; Reverends R Ross and M A Macleod; M and D MacLeod Funeral Directors and all who sent expressions of sympathy and who showed

MACDONALD - In ever loving memory of Margaret Rose, who passed away on the 15th February 2018, dearly loved wife, mother, granny and great granny

Murdo and family, Balmeanach, Braes.

MACDONALD - Remembering with much INVADUDINALD — nemembering with much love our dear mother and granny, Rachel, who passed away on 8th February 2010. Also remembering our beloved dad and pappa, Colin, died 23rd August 1996 and much loved sister and aunt, Mairi, died 12th April 2002.

- Sadly missed, never forgotten
- All the family at home and Australia

MACLELLAND - In loving memory of my dear wife, Chrissie, who died on 14th February 2001.

- Still missed and not forgotten.
- Inserted by husband, Sammie

MACLELLAND – In memory of a loving mother and grandmother, Chrissie, who died on 14th February 2001.

Never forgotten.

- Inserted by Sophie, Ruairidh and family Also remembering our brother Murdo Bain, died 14th February 2018, sadly missed.

MACLELLAND - In memory of Chrissie, who died 14th February 2001, loving mother and

We miss you.

Forever in our thoughts.

- Love Christina and family.

MACPHERSON – In memory of Christina MacPherson of 4 Scullamus, who died at home in Ayrshire on 7th February 2004, beloved wife of lan and mother of Andrew

Sadly missed and always in our thoughts.

Until we meet again.

- Inserted by husband lan.

THANKS

MACINNES – DJ, Sasaig, would like to sincerely thank everyone for their cards, telephone calls and messages during and since his stay in hospital. Thanks to the ambulance service, Broadford and Raigmore hospitals and South Skye Medical Practice. Mòran taing



Jon Hearach 🐔 **Memorials**

33 CARSEGATE ROAD, INVERNESS IV3 8EX Workshop Telephone: 01463 711287 Fax: 01463 729478

Mobile: 0779 8734778

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- Renovations and additional inscriptions carried out in any
- Telephone for our helpful brochure

public notices

If you have a notice to include - CALL US 01471 822464

PROPOSED ASSIGNATION OF A GRAZING SHARE

ALISTAIR MACKENZIE is applying for consent to assign the tenancy of the grazing share pertaining to CAMUSTERRACH (SHARE) **APPLECROSS** CAMUSTERRACH COMMON GRA7INGS THOMAS O'HALLORAN of THE BUNGALOW APPLECROSS, IV54 8LU.

Written comments from those with a relevant interest (which may be made public) to: Crofting Commission, Leachkin Inverness IV3 8NW info@crofting.gov.scot by 12/3/21

www.highland.gov.uk

Council Service Point. You can find the https://www.highland.gov.uk/directory/16/a_to_z

RECTIFICATION OF FIRST REGISTRATION OF A CROFT

A rectification has been made to the croft 1 NORTH DUNTULM,
KILMUIR, ISLE OF SKYE on the Crofting Register held by the Registers of Scotland. Any person who wishes to challenge the registration may apply to the Scottish Land Court by 25 October 2021. Details of the regist be found at www.crofts.ros.gov.uk, register/home

The croft registration number is

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) (SCOTLAND) ACT 1997 The applications listed below, along with plans and other documents submitted with them, may be examined online at http://wam.highland.gov.uk; electronically at the AREA PLANNING AND BUILDING STANDARDS OFFICE, TIGH-NA-SGIRE, PARK LANE, PORTREE, ISLE OF SKYE IV51 9GP; or electronically at your nearest

Written comments should be made to the EPC at the contact details below within the time period indicated from

the date of this notice. Anyone making a representation about this proposal should note that their letter or emai will be disclosed to any individual or body who requests sight of representations in respect of this proposal

Erection of house. Installation of foul water

Amended application to withdrawn application ref:20/04569/FUL

treatment system with outflow to watercourse Formation of access and parking area.

BROADFORD & STRATH COMMUNITY COMPANY

will hold their AGM on Tuesday 2nd March at 7.30pm

via Zoom

Anyone wishing to participate should find the link via our Facebook page or by emailing nicholas@broadfordandstrath.org

The Highland

Combairle na

Gäldbealtachd

FIRST REGISTRATION OF A CROFT

JOHN CAMERON has registered the croft at 4 SCALLASAIG, GLENELG on the Crofting Register held by the Registers of

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 27th October 2021.

Details of the registration can be found at www.crofts.ros.gov.uk/register/home. The croft registration number is C7409.

PROPOSED ASSIGNATION OF A CROFT

KATHLEEN BRANAGAN applying to assign the tenancy of the croft at 4 LOCHEPORT, NORTH ALEXANDER to BARRINGTON THOMPSON-BYER INGTON ...
CLACHAN COTTAGE,
BALESHARE, CLADDACH, NORTH UIST, HS6 5HE.

Written comments from those with a relevant interest (which may be made public) to: Crofting Commission, Leachkin Road, IV3 Inverness info@crofting.gov.scot by 12/3/21.

CROFTING COMMISSION COIMISEAN NA CROITEARACHD **DECROFTING APPLICATIONS**

- J Macdonald, 2, 4 & 5 Tockavaig, 0.0396 ha, Existing house site,
- 2. D Mackenzie, 2 Kingsburgh, 0.142 ha, Site for a dwelling house (105542)

Comments from any member of the crofting community within the locality of the croft and any expressions of demand for the croft (which may be made public), may be sent to the Crofting Commission by 11/3/21 at info@crofting.gov.scot / Crofting Commission, Great Glen House, Leachkin Road, Inverness IV3 8NW.

DECROFTING DIRECTIONS ISSUED

- . A & H Danter, 3 Edinbane, 0.058 ha, Existing house site, Fencing conditions (107559)
- 2. M J Chisholm, Galder, 0.1 ha, Existing croft house site and garden ground, Fencing conditions (106702)

Full details at www.crofting.scotland.gov.uk

21/00297/LBC Installation of windows Camerons Cottage

Proposal Description

Erection of house

Duirinish IV40 8BE

Reference Number Development Address

Land 155M South of

Land 25M NE of Parkside

Lower Colbost

21/00353/FUI

Dunvegan

Dunhallin

Regulation 5 – affecting the character of a listed building (21 days)

Alternative locations where

(14 davs)

applications may be inspected and time period for comments

ePlanning Centre, The Highland Council, Glenurquhart Road, INVERNESS IV3 5NX Email: eplanning@highland.gov.u

WILLIAM T. FRASER & SON

- FUNERAL DIRECTORS -**INVERNESS** 01463 243232

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Staffin Community Trust Marine (Scotland) Act 2010 **Town and Country Planning (Scotland) Act 1997** Staffin Community Harbour Project

Notice is hereby given that Staffin Community Trust intends to apply to Scottish Ministers and the Highland Council for consent to redevelop the Staffin Community Harbour, in the north of Skye. This includes upgrades to the existing slipway, the re-opening of the Lealt borrow pit for the construction of a new breakwater to provide shelter for the pontoon berths. In addition, improve onshore facilities such as parking, toilet facilities, office space and storage adjacent to the existing Staffin Slipway.

Staffin Community Trust will be holding a pre-application consultation event online via the video conferencing application Zoom. The event will take place on Thursday 25th March 2021, starting at 7pm. The event will provide an opportunity for stakeholders to consider and comment upon the proposed development. Further information on the project can be read at https://skyeecomuseum.com/why-staffin, details on how to join the event will be provided at https://skyeecomuseum.com/latest 10 days prior to the event. If you wish to be emailed the event details, please contact: consultation@affriclimited.co.uk

If you wish to make representations on the proposed development, please contact: Fiona Henderson, Affric Limited, Lochview Office, Loch Duntelchaig, Farr, IV2 6AW, consultation@affriclimited.co.uk by the 9th April 2021.

Please note, representations made to Staffin Community Trust or Affric Limited are not representations to the Scottish Ministers or Highland Council. Once the Marine Licence and Planning Applications have been submitted there will be an opportunity for representations to be made to the Scottish Ministers and the Highland Council on the applications.

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Oak veneer flat lid cremation coffin Burial anywhere Skye, Lochalsh or Wester Ross Cremation in Inverness



FARQUHAR MACLEOD FUNERAL DIRECTORS OF SKYE Broadford Office: 01471 820 000 Portree Office: 01478 611 110

family notices

Births, Engagements, Marriages, Deaths, Acknowledgements,

ACKNOWLEDGEMENTS

CARVER - The family of the late Betty Carver would like to thank all those who sent cards and messages of sympath since she passed away. We particularly wish to express our gratitude to the staff a Budhmor House for their dedication and exemplary care of Betty during the final 2 years of her life, along with the community nurses and GPs. Thanks are also due to the home care staff who made it possible for Betty to remain at home as long as possible. Grateful thanks to Duncan and the staff at Grateful thanks to Duncan and the staff at M&D Macleod for their compassionate and professional funeral arrangements, and to Donald at Loch Duich Plants for the exceptional floral tribute. We are also very grateful to Reverend Penelope Smirthwaite of Ness Bank Church, Inverness, for her very personal and touching service at Inverness Crematorium, which gave much comfort to all the family

HENDERSON - On behalf of the Henderson HENDLHSUN — Un behalf of the Henderson family, we wish to extend our thanks for the many kindnesses, condolences and support we have received. We also send our gratitude and appreciation to the district nurses of Portree and Liz Philips, whose care and dedication were outstanding during John's illness, not only for John but the whole family

LANCASTER — The family of the late Roy Lancaster would like to thank family, friends and neighbours who have offered support; your cards, gifts and messages have been your cards, girts and messages have been such a comfort. Grateful thanks to so many: staff at Broadford and Portree Hospitals, staff at Portree Medical Centre, the Ambulance Service, social work, home care, and to Karen, Joan, Caroline and Alison for their care and support. Thank you to everyone at M&D MacLeod, and to Carole and Daving for their professional and and Davina for their professional and compassionate support with funeral arrangements. Finally, warm thanks to arrangements. Filially, warm acceptable to pay everyone who stood at the roadside to pay their respects in terrible weather conditions your presence meant so much to us all.

Jon Hearach 🐔 **Memorials**

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Mobile: 0779 8734778

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- Home visits arranged
- Renovations and additional inscriptions carried out in any
- Telephone for our helpful brochure

IN MEMORIAM

CRUICKSHANK - In loving memory of Alistair (Crookie), a dear husband, father and seanair, who passed away on 13th March 2016.

Treasured memories keep you near. Still loved, still missed, still very dear. Amy, Fiona, Sarah, Alasdair and families CRUICKSHANK – Remembering Crookie, who died 13th March 2016.

Treasured memories forever of you. Today, tomorrow and all life through

JOHNSTON, Stephen Alexander- Precious memories of a loving father and dearly loved son, brother and uncle, who passed away on 12th March 2020, aged 37.

You are always and forever in our hearts Dad and Catriona, Claire, Kenneth and

MCDIARMID - In memory of Mike, a much loved husband and father, who passed away on the 9th March 2020.

Sadly missed and always reme - Margaret, Hannah & Steven. x

MACKENZIE - Treasured memories of Moira, a loving wife, mother and nana, who sadly passed away on 11th March 2016.

very special lady, unselfish to the end. Loved and remembered every day.

Also the loved ones gone before Hector and family.

MACPHEE - In loving memory of Angus, dear husband, dad and seanair, who passed away on 13th February 2011.

Gus am bris an là. lona and family.

ROBERTSON – In loving and everlasting memory of Donald, my dearly loved husband and my best friend, who died on 14th March 2011

The heartache never eases, As I face each lonely day, That's because I'm missing you, More than words could say

WILLIAM T. FRASER & SON

FUNERAL DIRECTORS -

INVERNESS

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- With Care & Respect -

INTRODUCING OUR LOCAL FAMILY REPRESENTATIVE

D. N. MUNRO

GLENSHIEL

01599 511 312 🍧

STEWART – Treasured and loving memories of our dearly loved son, brother, brother-in-law and uncle, John Murdo Stewart, who died 15th March 1997.

As time unfolds another year As time unroids another year,
Memories keep you ever near,
fenderly we treasure the past,
With memories that will always last.
n our hearts you'll always stay,
Loved and remembered every day.

So sorely missed and forever loved. - Dad, Mum and all the family.

If you have a notice to include - 01471 822464

public notices

FIRST REGISTRATION OF A CROFT

CHRISTOPHER MACCUISH registered the croft at 9 CLADDACH KIRKIBOST, NORTH UIST on the Crofting Register held by the Registers of Scotland

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 19th November 2021.

Details of the registration can be found at www.crofts.ros.gov.uk/register/home. The croft registration number is C7484.

Waternish Community Hall (SCIO) **ANNUAL GENERAL MEETING**

To be held via video conference on Wednesday 14th April at 7pm

If you wish to attend please contact a committee member via the contact information page on the hall website to obtain further details - www.waternishhall.com

March 2021.

SURFACE ACTIVITY

SUBMARINE ACTIVITY

FIRST REGISTRATION OF A CROFT

ALASDAIR MONTGOMERY has registered the croft at 2 PENIFILLER (APPORTIONMENT), PENIFILLER, PORTREE on the Crofting Register held by the Benisters of Scotland the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 19th November 2021. Details of the registration can be found at

www.crofts.ros.gov.uk/register/home The croft registration number is C7480.

FIRST REGISTRATION OF A CROFT

IAIN ALEXANDER BROWN has registered their croft at 7 CARBOSTBEG, BRACADALE on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 3rd December 2021.

Details of the registration can be found at www.crofts.ros.gov.uk/register/hom The croft registration number is C7527.

FIRST REGISTRATION OF A CROFT

PHILIPPA NICOLSON have registered the croft at 1/2 8 CAMUSTIANAVAIG, PORTREE on the Crofting Register held by the Registers of Scotland

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 29th October 2021.

Details of the registration can be found at www.crofts.ros.gov.uk/register/home. The croft registration number is C7434.

FIRST REGISTRATION OF A CROFT

CATHERINE ROBERTSON has regi their croft at 4 & 5 MOINTEACH, STRATH on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 2nd December 2021.

Details of the registration can be found at

The croft registration number is C7516.

CROFTING COMMISSION COIMISEAN NA CROITEARACHD DECROFTING APPLICATION

1. T Crewes, 1-2-12 Gillen & Knockbreck, 0.333 ha, Site for a dwelling house (107781)

Comments from any member of the crofting community within the locality of the croft and any expressions of demand for the croft (which may be made public), may be sent to the Crofting Commission by 8/4/21 at info@crofting.gov.scot / Crofting Commission, Great Glen House, Leachkin Road, Inverness IV3 8NW.

DECROFTING DIRECTION ISSUED

1. M Cousins, 17A Breacais Iosal, 0.095 ha Site for a dwelling house. Fencing conditions (107828)

Full details at www.crofting.scotland.gov.uk

FIRST REGISTRATION OF CROFTS

WILMA MILLER has registered the crofts at 1/2 32 BREACAIS IOSAL, BREACAIS IOSAL, STRATH and 33 BREACAIS
IOSAL, BREACAIS IOSAL, STRATH on the Crofting Register held by the Registers of Scotland

Any person who wishes to challend ese registrations may apply to the cottish Land Court by 19th Novembe

Details of the registrations can be found at www.crofts.ros.gov.uk/register/home. The croft registration numbers are C7488 and C7489 respectively.

FIRST REGISTRATION OF A CROFT

LOUIS GEORGE BATTERS has registered the croft at ½ 4 AND ½ 3 the croft at ½ 4 AND ½ 3 CAMUSTIANAVAIG, PORTREE, ISLE OF SKYE on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 1st November 2021. Details of the registration can be found at

www.crofts.ros.gov.uk/register/home The croft registration number is C7449.

FIRST REGISTRATION OF A CROFT

KATHLEEN BRANAGAN has registered their croft at 4 LOCHEPORT, NORTH UIST on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 2nd December 2021.

Details of the registration can be found at The croft registration number is C7509.

PROPOSED SUBLET OF PART OF A CROFT BY **TENANT**

MRS MORAG MACLEOD is applying to sublet part of the croft at 7 GRENITOTE. NORTH UIST to JOHN ALEX MACDONALD of 1 AHMORE, NORTH UIST for a period of 10 years.

Written comments from those with a relevant interest (which may made public) Crofting Commission, Leachkin Inverness IV3 8NW. info@crofting.gov.scot by 9/4/21.

PROPOSED SUBJET OF A **CROFT TENANCY**

KATIE MORAG STEELE is applying to sublet the croft trenancy at 66 ARDNAMONIE, SOUTH UIST to IAIN ARCHIE MACNEIL of CLOVER, ARDNAMONIE, SOUTH **UIST** for five years.

Written comments from those with a relevant interest (which may be made public) to: Crofting Commission, Leachkin Road. IV3 Inverness info@crofting.gov.scot by 9/4/21.

STAFFIN COMMUNITY TRUST Marine (Scotland) Act 2010 Town and Country Planning (Scotland) Act 1997 Staffin Community Harbour Project

Notice is hereby given that Staffin Community Trust intends to apply to Scottish Ministers and the Highland Council for consent to redevelop the Staffin Community Harbour, in the north of Skye. This includes upgrades to the existing slipway, the reopening of the Lealt borrow pit for the construction of a new breakwater to provide shelter for the pontoon berths. In addition, improve onshore facilities such as parking, toilet facilities, office space and storage adjacent to the existing Staffin Slipway.

Staffin Community Trust will be holding a pre-application consultation event online via the video conferencing application Zoom. The event will take place on Thursday 25th March 2021, starting at 7pm. The event will provide an opportunity for stakeholders to consider and comment upon the proposed development. Visit https://zoom.us, select join a meeting and use the meeting code 977 4730 2326. If you wish to be emailed event details, please contact: consultation@affriclimited.co.uk or visit https://skveecomuseum.com/latest

If you wish to make representations on the proposed development, please contact: Fiona Henderson, Affric Limited, Lochview Office, Loch Duntelchaig, Farr, IV2 6AW, consultation@affriclimited.co.uk by the 9th April 2021

Please note, representations made to Staffin Community Trust or Affric Limited are not representations to the Scottish Ministers or Highland Council. Once the Marine Licence and Planning Applications have been submitted there will be an opportunity for representations to be made to the Scottish Ministers and the Highland Council on the applications.

PROPOSED SUBLET OF Skye Sailing Club AGM

BUTEC AND RONA RANGE PROGRAMME

NIL

Terminal Building Applecross at 0800 and 1800 each day.

This programme is subject to change at short notice.

Attention is drawn to the BUTEC Byelaws 2016

The BUTEC and RONA Ranges (covering the Inner Sound extended to

57°45'N) will be closed from: Friday 12th March 2021 to Thursday 18th

A daily update of Range activities will be broadcast from the Range

RTB Applecross listens on VHF Channel 8, 13 and 16 continuously

12th, 16th,18th March 2021

Monday 29th March 2021 7.30pm

Featuring a video presentation by Dee Caffari MBE, the first woman to have sailed singlehandedly the 'wrong way' around the world.

Visit our facebook page or www.skyesailingclub.com/agm for joining details after 27th March

PART OF A CROFT

ANNE MACKINNON is applying to sublet part of the croft at 1/2 OF 16 STRUANMORE, BRACADALE to **GRAHAM HENDERSON** MACKINNON STRUANMORE, BRACADALE for five years.

Written comments from those with a relevant interest (which may be made public) to: Crofting Leachkin Road Commission, IV3 Inverness info@crofting.gov.scot by 9/4/21.

"Do not be content with showing friendship in words alone, let your heart burn with loving kindness for all who may cross your path"



- 'Abdu'l-Bahá

The Skye Bahá'í community extends its warmest love and prayers to all people making enormous sacrifices for the common good in these challenging times

Find further information on the Bahá'í Faith at www.bahai.org

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FARQUHAR MACLEOD FUNERAL DIRECTORS OF SKYE Broadford Office: 01471 820 000 Portree Office: 01478 611 110





Appendix 3: Press Release



23.3.21

PRESS RELEASE: for immediate use

Public meeting to discuss Skye community harbour project

A SKYE community organisation is encouraging residents to attend an online public event this week to engage with proposals for a £3.2million harbour investment.

The redevelopment of Staffin Slipway has been a top priority of the local community for some time as it lacks safe, sheltered berths and basic amenities such as water, power and storage facilities and is currently unsuitable for berthing.

Staffin Community Trust (SCT) secured a £969,000 grant last year to build a new breakwater, upgrade the existing pier and install pontoons, create further parking, and public toilets. Access to the harbour area will always be open to the community, alongside commercial users and visitors.

A project team has been appointed and work is now progressing towards planning and marine license applications later this year.

The team, led by Affric Limited, will hold a public meeting on Thursday, March 25, to provide detailed information on the plans as part of the important public engagement.

SCT director Donald MacDonald said: "Since the trust was formed in 1993 there have been three consultation exercises carried out, to ascertain what key projects the community wished to see delivered. On each occasion, the redevelopment of the Slipway was the top priority by far, and was way ahead of any of the other aspirations. This vital upgrade will make the harbour safer, provide jobs, create opportunities for local business development as well as being an important economic and social driver for the community."

SCT's board and a steering group of local residents, who are regular users of the slipway, have worked with the team to produce a site plan that will return the area to its primary purpose as a working community harbour-and make it an attractive place for everyone who wants to enjoy it.

The new breakwater will create a sheltered haven that can be used by local and visiting boats, all year round. The new slipway, built over the existing one, will be longer and wider allowing boats to operate at any state of the tide, and make it much safer for vehicles to access. The gradient of the new slipway will be steeper than before to make it easier to launch and recover boats

The pontoons will provide local boats with safe berths that can be used 12 months of the year, and opportunities for visiting leisure craft to tie up for the night.

The pontoons will also make it easier for boat trip operators giving visitors the opportunity to discover the coastline and abundant wildlife of the area. When the development is complete it will be managed by a part-time harbour manager.

Fiona Henderson, Affric managing director, said: "I would encourage people to come along to the event to find out more. We carry out consultation at this stage, before the project is fully designed so input can be taken on board to optimise the project to meet as many needs as possible while minimising environmental effects. Feedback in the form of a questionnaire will also be sought after the event."

The meeting starts on Zoom at 7pm. Go to https://zoom.us select 'join a meeting' and enter the meeting ID: 977 4730 2326; phone 01314 601196 and enter meeting ID: 977 4730 2326 to listen in, or e-mail@ consultation@affriclimited.co.uk to be sent a link to this meeting.

ENDS

NOTES TO EDITORS

- SCT secured a £969,000 grant award from the Regeneration Capital Grant Fund in February 2020.
- More details about the Staffin Slipway, here: https://skyeecomuseum.com/staffin-slipway-development
- SCT has developed economic, social and cultural projects on behalf of the Staffin community since 1993. The organisation was set up after a decline in the Staffin population, the only community in Skye and Lochalsh to record a fall at that time.
- SCT is a company limited by guarantee and charity with a board of seven directors, who all live in Staffin, and more than 100 members.
- In 2000, HRH The Princess Royal opened the extended Highland Council-owned slip and a new breakwater. The improved slipway and access road was the SCT's flagship project at a cost of £350,000, with the final £10,000 required remarkably raised in four short weeks by the community. Funding was secured from various sources including the European Union.
- The Slipway cannot be accessed for loading or unloading vessels at certain times of the day because
 of low tides. There is also a lack of amenities and facilities like water, fuel and power supplies or
 suitable berthing.

Contact details:

Hugh Ross, SCT. Staffin.ldo@gmail.com 01470 562 464





Appendix 4 : Social Media Post

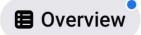








Staffin Community Co... ▼









Home

Events

Posts

Reviews





Staffin Community Council

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Public consultation taking place on Thursday 25th March at 7pm via zoom. If you are interested in hearing about the Slipway developments, have concern... See more



Staffin Community Harbour Development Pre- Application Consultation



Staffin Community Trust intends to apply to Scottish Ministers and the Highland Council for consent to upgrade the Staffin Slipway into a Community Harbour. This includes upgrades to the existing slipway, the construction of a new breakwater to provide shelter for boats berthed at the pontoon. In addition, improve onshore facilities such as parking, toilet facilities, office space and storage adjacent to the existing slipway are proposed. To provide rock for the construction it is proposed that Lealt Quarry is re-opened to act as a borrow pit.

The proposals will be presented at a 'Zoom' event on Thursday 25th March 2021, starting at 7pm.

- Go to https://zoom.us select join a meeting and enter meeting ID: 977 4730 2326;
- Phone 01314601196 and enter meeting ID: 977 4730 2326 to listen in; or
- Email consultation@affriclimited.co.uk to be sent a link to the meeting or visit https://skyeecomuseum.com/latest.

If you wish to make representations on the proposed development, please contact: Fiona Henderson, Affric Limited, Lochview Office, Loch Duntelchaig, Farr, IV2 6AW, consultation@affriclimited.co.uk by the 9th April 2021.

Please note, representations mode to Staffin Community Trust or Affric Limited are not representations to the Scottish Ministers or Highland Council. Once the Marine Licence and Planning Applications have been submitted there will be an opportunity for representations to be made to the Scottish Ministers and the Highland Council on the applications.

















Appendix 5: Example Consultee Letter



Marine Scotland Licence Operation Team Central Point for Enquiries PO Box 101 375 Victoria Road Aberdeen AB11 9DB

> Ref: 73/MS/PAC01 12 February 2021

Dear Sir/Madam,

Re: Staffin Community Harbour Development

The Staffin Community Trust is proposing to redevelop the Staffin Community Harbour. This includes upgrades to the existing slipway, the re-opening of the Lealt borrow pit to provide rock for the construction of a new breakwater which will provide shelter for pontoon berths. In addition, the plan is to provide onshore facilities such as parking, toilet facilities, office space and storage adjacent to the existing Staffin Slipway.

The works will require a construction licence under the Marine (Scotland) Act 2010, to allow the works to be carried out. Due to the scale of the alterations and improvements proposed, they are subject to a Pre-Application Consultation (PAC) as defined by the Marine Licensing (Pre-Application Consultation) (Scotland) Regulations 2013.

Staffin Community Trust are committed to ensuring a high quality of stakeholder engagement is carried out, not only to meet the legislative requirements but to ensure that their neighbours and wider stakeholders have an opportunity to comment on the proposals.

The consultation will take place online via the video conferencing application 'Zoom', on the 25th March 2021 from 7:00pm, in line with the temporary modifications to the PAC legislation. You are welcome to attend the PAC event, where comments can be provided, or to provide comments afterwards in writing. Further information on the project can be read at https://skyeecomuseum.com/why-staffin, details on how to join the event will be provided at https://skyeecomuseum.com/why-staffin, details on how to join the event will be provided at https://skyeecomuseum.com/why-staffin, details on how to join the event will be provided at https://skyeecomuseum.com/why-staffin, details on how to join the event will be provided at https://skyeecomuseum.com/latest, 10 days prior to the event. If you wish to be emailed the event details, please contact: consultation@affriclimited.co.uk. If you wish to make representations on the proposed development, please contact Fiona Henderson at Affric Limited, Lochview Office, Loch Duntelchaig, Farr, IV2 6AW or by email, consultation@affriclimited.co.uk by the 9th April 2021.

If you have any questions, please do not hesitate to contact myself.

Kind regards,

Bronwyn Fisher





Appendix 6: Questionnaires





Staffin Community Harbour Development

To assist in the development of the Staffin Community Harbour development proposals at the Staffin Slipway, it would be appreciated if you could complete the following questions. This survey, and the results, will be summarised and used to inform the proposed development. The return deadline is the 9th April 2021.

relevant box for your preferred option.	nt Options X' in the
Option 1: Breakwater on foreshore accessed from track located onshore, bridge from breakwater to pontoons	
Option 2: Breakwater on foreshore accessed from a track located on the foreshore (below Mean High Water Springs), bridge from breakwater to pontoons	
Option 3 A: Breakwater stops before foreshore, with a series of 1:10 bridges from the existing access road to the pontoons.	
Option 3 B: Breakwater stops before foreshore, with a series of 1:16 bridges from the existing access road to the pontoons.	
Option 4: Extend the existing breakwater with access to the pontoon across the top of the breakwater and a bridge down onto the pontoons.	f
Please explain the reason for your selection:	
2. Three options for <u>Fendering</u> have been identified in the Design Element Optio (available at: https://skyeecomuseum.com/latest). Please insert a 'X' in the reyour preferred option.	
(available at: https://skyeecomuseum.com/latest). Please insert a 'X' in the re	
(available at: https://skyeecomuseum.com/latest). Please insert a 'X' in the reyour preferred option.	
(available at: https://skyeecomuseum.com/latest). Please insert a 'X' in the reyour preferred option.Option 1: Rubber D Fenders	
(available at: https://skyeecomuseum.com/latest). Please insert a 'X' in the reyour preferred option. Option 1: Rubber D Fenders Option 2: Timber	









 Three potential <u>Decking</u> finishes for pontoons have been identified in the Options document (available at: https://skyeecomuseum.com/latest). Pleather relevant box for your preferred option. 	_
Option 1: Timber	
Option 2: Composite	
Option 3: GRP Mini Mesh	
Please explain the reason for your selection:	
4. Please select your preferred Pontoon Access Gate option, the options are Design Element Options (available at: https://skyeecomuseum.com/latest 'X' in the relevant box for your preferred option.	-
Option 1: Gate with locked access	
Option 2: Unlocked gate with sign saying 'Access for Boat Users Only'	
Option 3: No gate	
Please explain the reason for your selection:	
5. Do you have any comments with regard to the onshore harbour developn proposed?	nent elements









6.	Do you have any other comments regarding the proposed Staffin Community Harbour that you would like to share?
7.	On a scale of 1 to 5, do you consider that we have provided sufficient design element options and information during the public consultation event to give you an understanding of the proposed Staffin Community Harbour development? (5 is excellent and 1 is very poor)
-	you do not believe we have provided sufficient information, please let us know below what ther information you would like.
8.	How did you take part in the event (please put a X in the appropriate box)?
l to	pok part in the live zoom event.
	vatched the recording of the om event afterwards.
9.	If you would like a one-to-one discussion, please provide details of the topic in the box below so we can direct your question/comment accordingly. Please provide a telephone number and ideal time.



DAL

DALGLEISH ASSOCIATES LIMITED







10.To ensure we include the views of people from across the community, please can you tell us about yourself (cross appropriate boxes):

Do you identify as:				
Male	Female		Prefer not to say	
Which age category do you fall within:				
Under 16 years	16-24 years		25-39 years	
40-59 years	60 years plus		Prefer not to say	
Are you?	J		L_	
Employed	A Student		Retired	
Self employed	Un-employed		Other	
Please indicate your interest	est in the proposed developr	ment (cı	ross all that apply):	
Local resident	Leisure Boat Owner / User		Commercial Boat Owner / User	
Regular Visitor	Occasional Visitor		Prefer not to say	
11. In the future how would	11. In the future how would you like us to keep you updated on the progress of the project?			
Newsletter	Website news		Email	
Please provide contact details if you wish to be added to our contact database.				
Name: Address: Postcode: Email Address: Telephone number: We will retain them in accordance with the Data Protection Act and will keep you updated on developments regarding the proposed Staffin Community Harbour.				
If you do not wish to receive these updates, please put a cross in the box.				
Please confirm we can use your comments and answers anonymously in the licence application submission. Please put a cross in the box.				
Thank you for completing and returning this questionnaire by the 9 th of April 2021. Please email it to <u>consultation@affriclimited.co.uk</u> or post it to: Affric Limited, Lochview Office, Loch Duntelchaig, Farr, IV2 6AW				









Staffin Community Harbour Development - Update Event

To assist in the development of the Staffin Community Harbour development proposals, it would be appreciated if you could complete the following questions. This survey, and the results, will be summarised and used to inform the proposed development. The return deadline is the 7th of September 2021.

the on	cale of 1 to 5, do you consider that we have provided sufficient information line event to give you a clear understanding of the proposed Staffin Com ur Development (5 is excellent and 1 is very poor)?	
5		
4		
3		
2		
1		
-	not believe we have provided sufficient information, please let us know won you would like.	vhat further
	cale of 1 to 5, do you support the proposed Staffin Community Harbour pment?	
5	Strongly Support	
4	Support	
3	Neutral	
2	Oppose	
1	Strongly Oppose	









. On a scale of 1 to 5, do you support the re-opening of the Lealt Quarry to provide aggregate for the construction of the harbour?						
5 Stroi	ngly Support					
4 Supp	port					
3 Neut	ral					
2 Opp	ose					
1 Stroi	ngly Oppose					
4. Do you have	· ·	g the proposals for the Staffin Com	munity			
	urself (cross appropriate boxes):	m across the community, please ca	n you tell			
Ma	ale Female	Prefer not	to say			
Which age categ	ory do you fall within:					
Under 16 yea	ars 16-24 years	25-39	years			
40-59 yea	60 years plus	Prefer not	to say			
Are you?						
Employ	ed Student	R	etired			
Self-employ	ed Unemployed		Other			









Please indicate your interest in the proposed development (cross all that apply):

Local resident		Leisure Boat Owner / User		Commercial Boat Owner / User	
Regular Visitor		Occasional Visitor		Prefer not to say	
Please confirm we can use your comments and answers anonymously in the licence application submission. Please put a cross in the box.					









Appendix 7: PowerPoint Presentations



Staffin Community Harbour

Pre – Application Consultation Event 25th March 2021









- Please turn off your camera and mute your microphone.
- The presentation is being recorded so that it can be placed on the SCT website after the event – https://skyeecomuseum.com/latest
- The question and answer session will not be recorded.
- If you would like to ask a question please use the 'chat' function.









Meet the Team

- Hugh Ross & Donald MacDonald Staffin Community Trust (SCT)
- Malcolm Henry Project Manager
- John Porteous Wallace Stone (Marine design elements)
- Jock Gordon Jock Gordon Design & Planning (Onshore design elements)
- Rob Latimer Dalgleish Associates Limited
- Bronwyn Fisher & Fiona Henderson Affric Limited









Agenda

- Purpose
- Background & Need
- Project Requirements
- Constraints and Considerations
- Design Elements
- Consenting Process
- Environmental Considerations
- Questionnaire
- What's Next
- Question & Answer Session









Purpose

- Share the proposal for the proposed Staffin Community Harbour.
- To provide an opportunity for questions and feedback on the proposals.
- Ensure compliance with The Marine Licensing (Pre-application Consultation (PAC)) (Scotland) Regulations 2013 and Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.









Background and Need

- Slipway history:
 - lifeline for community
 - Fishing hub in last century
- 1999/2000 improvements & upgrade to slipway









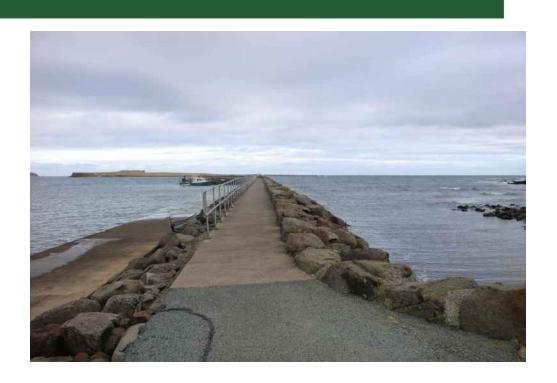




Background and Need

Shortcomings of current infrastructure:

- Tidal limitations
- Lack of berthing
- Lack of supporting onshore infrastructure



Current Project Aim:

 Develop a harbour to serve Staffin community for this and our future generations.







Project Requirements

- Upgraded slipway
- Sheltered berthing
- Parking (38 parking spaces)
- Access to berthing
- Toilets & showers
- Storage (7 storage units)
- Associated utilities









Constraints and Considerations

- Coastal Processes
- Water depth
- Common grazing land
- Palaeontological features (Skye Nature Conservation Order 2019)
- Ecological receptors
- Peat
- Traffic Management
- Trotternish National Scenic Area

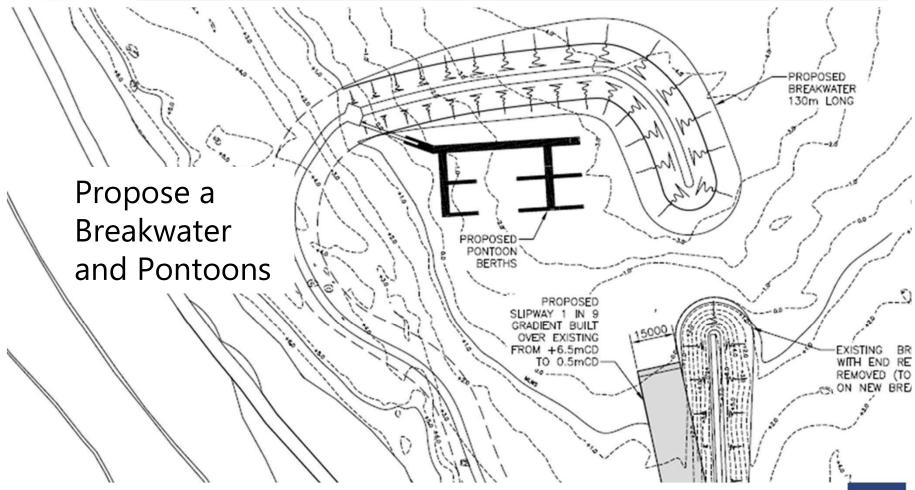








Design - Berthing









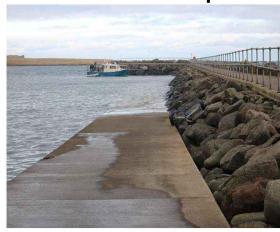


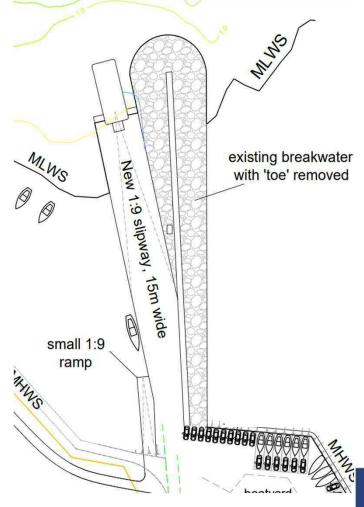
Design - Slipway

Slipway and breakwater toe removal

Slipway upgraded to 1:9
 gradient and 15m in width
 ø

New small ramp





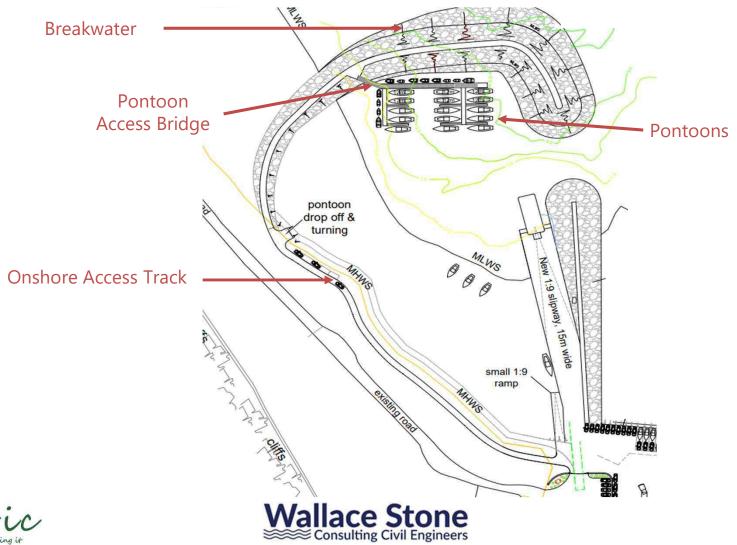
LIMITED







Design – Marine: Option 1

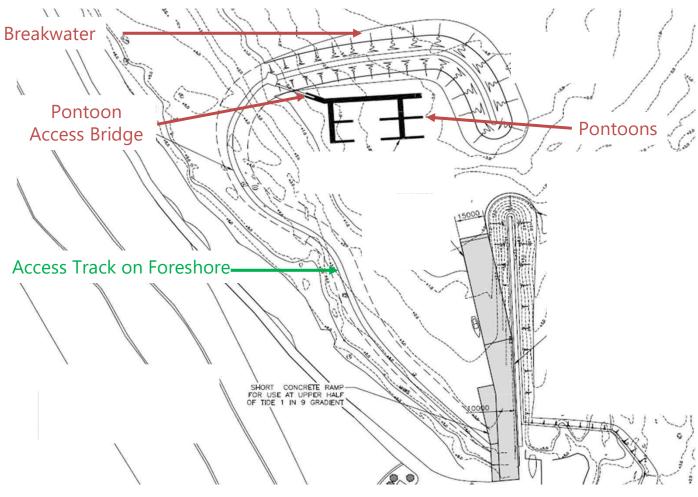








Design - Marine: Option 2



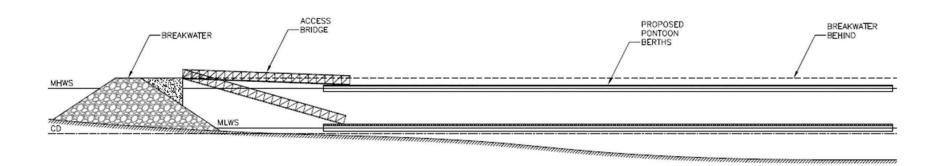








Design – Marine: Options 1 and 2 Elevation



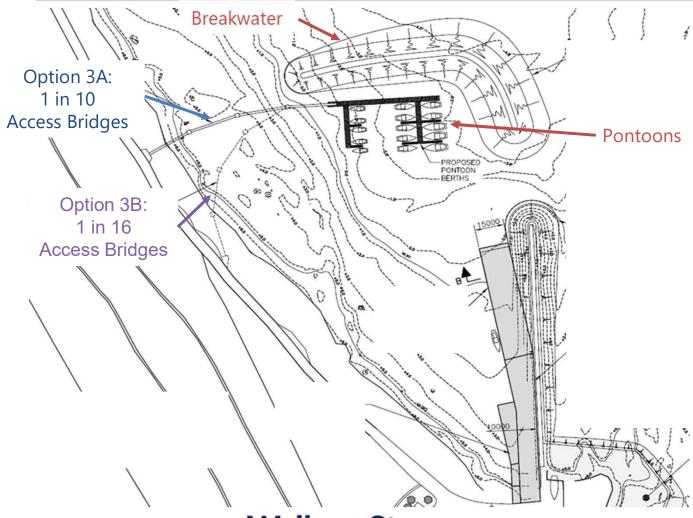








Design – Marine Option 3A & B



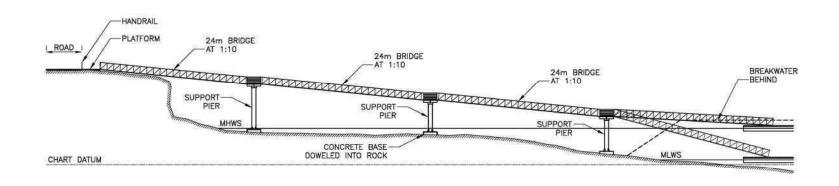








Design – Marine: Option 3A Elevation



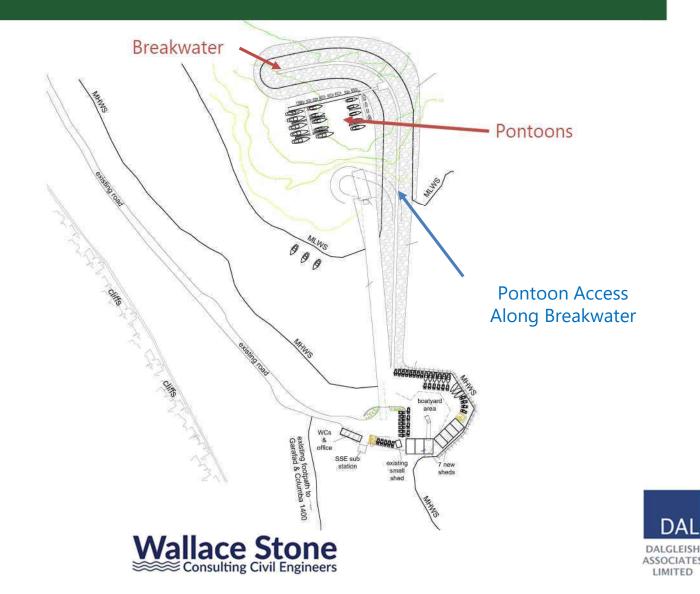








Design – Marine: Option 4

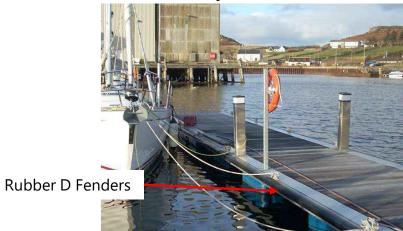






Design - Fendering Options

Option 1



Option 2



Option 3















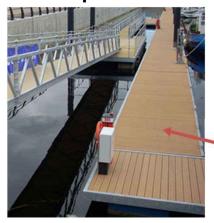
Timber

Design - Decking Options

Option 1

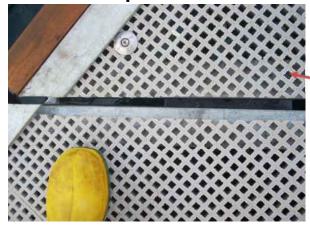


Option 2



Composite

Option 3



GRP Mini Mesh



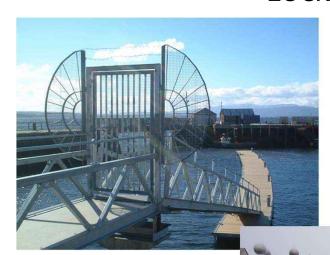






Design - Access Gate: Option 1

Locked Access Gate













Design - Access Gate: Option 2

Unlocked Gate with Signage 'Boat Users Only'













Design - Access Gate: Option 3

Unrestricted Access/ No Gate



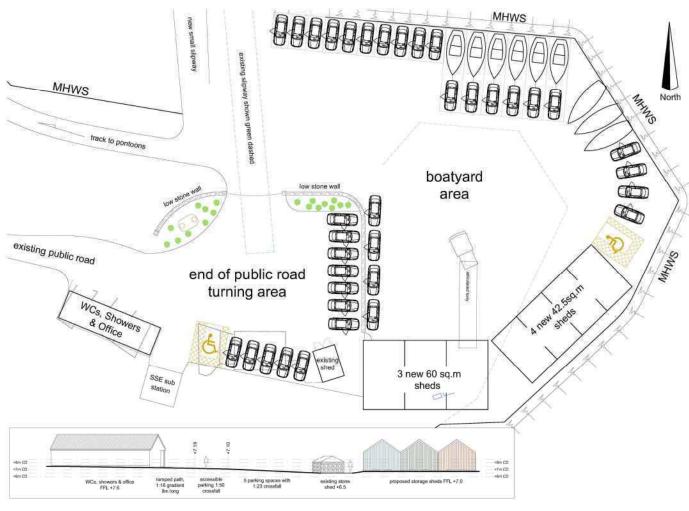








Design – Onshore Facilities



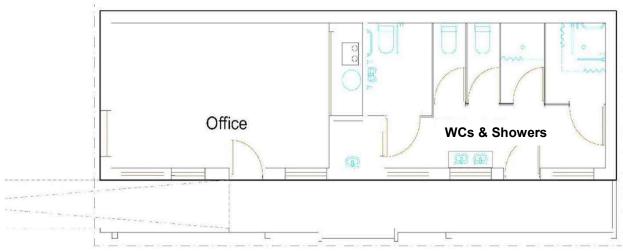


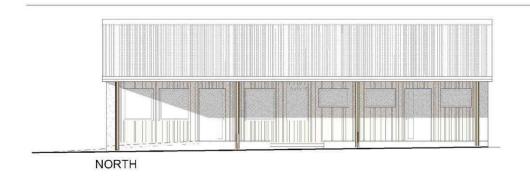


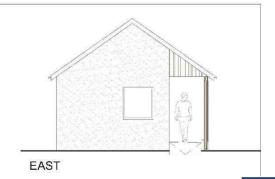




Design-Office and WC









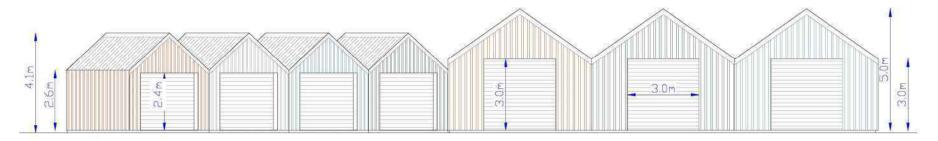






Design – Storage

- 7 No. storage units
- SCT will apply for planning consent construction will only commence once specific users are identified.
- Fish farm equipment, creel boat's gear, private boat users & general marine type storage.



4 No. 8.5m x 5m & 3 No. 10m x 6m sheds, North elevation suggestion









Design - Borrow Pit

Borrow pit operations:

- Will be undertaken throughout the construction phase of the project; and
- Will be contained within the established brownfield site at Lealt.



Receptors include:

- Residential properties at around 500m;
- Public parking adjacent to the site; and
- Formal pathway to viewpoints over Lealt Falls and Gorge, and Inver Tote.









Design - Borrow Pit

The proposed design extends to 1ha and seeks to extract up to 170,000 tonnes. Proposed Site Operations:

- Daytime Monday to Friday;
- Saturday mornings;
- No Sunday operations are proposed.



Restoration: the site will be left in a safe and tidy state, with access retained for potential future uses.









Consenting Process

- Harbour construction works below Mean High Water Springs will require a marine licence from Marine Scotland under the Marine (Scotland) Act 2010;
- Planning Consent will be required from the Highland Council under Town and Country Planning (Scotland) Act 1997 for harbour element above Mean Low Water Springs and borrow pit operation;
- Pre Application Consultation is required due to the scale of the development; and
- An EIA will be required as part of the Marine Licence and Planning Consent Processes.

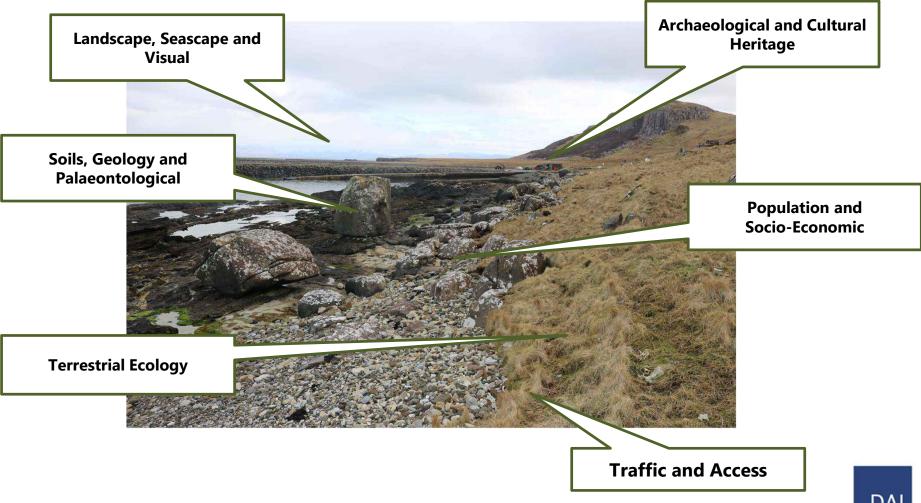








Environmental Considerations - Harbour Onshore Elements











Environmental Considerations – Harbour Marine Elements

Fish Ecology

Navigation

Benthic Ecology



Marine Mammals

Water Quality and Coastal Processes:

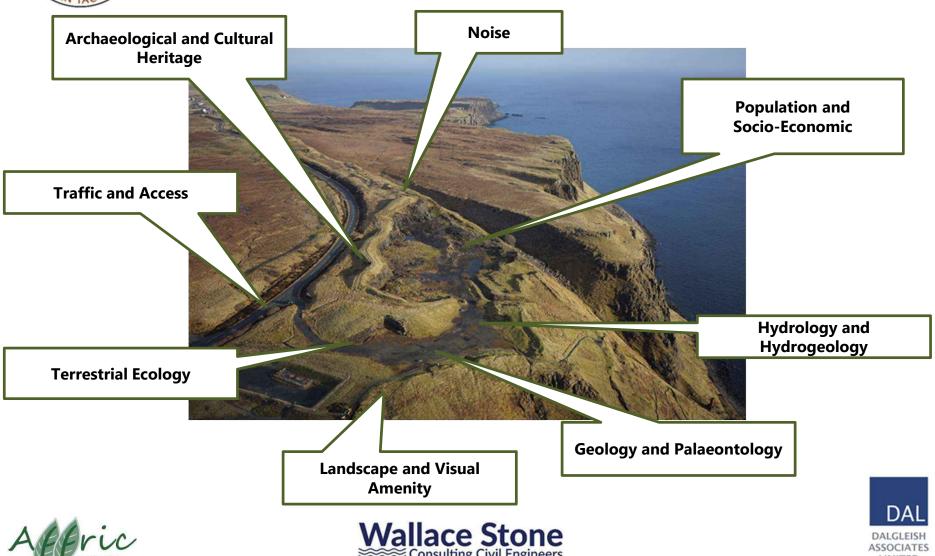








Environmental Considerations -Borrow Pit











Questionnaire

- Encourage all of you to complete a questionnaire.
- The link to which can be found at:
 - Link to Staffin Community Trust website page <u>https://skyeecomuseum.com/latest</u>
 - Or email <u>consultation@affriclimited.co.uk</u> for a copy.









What's Next

- If you wish to make representations on the proposed development, please contact Fiona Henderson at Affric Limited, Lochview Office, Loch Duntelchaig, Farr, IV2 6AW or by email, consultation@affriclimited.co.uk by the 9th April 2021.
- Please note, comments made are not representations to the Scottish Ministers or Highland Council.
- Following consultation, a Marine Licence Application will be submitted to Marine Scotland and Planning Application to the Highland Council whom will welcome comments on the applications.









Question & Answers













Staffin Community Harbour

Consultation Event 2nd September 2021







Welcome



- Please turn-off your camera and mute your microphone.
- The presentation is being recorded so that it can be placed on the website after the event.
- The question and answer session will not be recorded for data protection reasons.
- If you would like to ask a question please use the 'chat' function.



Meet the Team



- Donald McDonald Staffin Community Trust
- Jock Gordon Onshore Design
- Malcolm Henry Project Manager
- Bronwyn Fisher & Fiona Henderson Affric Limited



Agenda



- Purpose
- Project Overview
- Project Design Evolution
- Consultation Outcome
- Borrow Pit Design
- Transport Assessment
- Environmental Considerations
- What's Next
- Summary
- Survey
- Q&A



Purpose



- Update stakeholders on the progress of the project;
- Present the Harbour Development Layout;
- Provide an overview of the Borrow Pit Design; and
- Address comments / concerns raised at the Event in March.



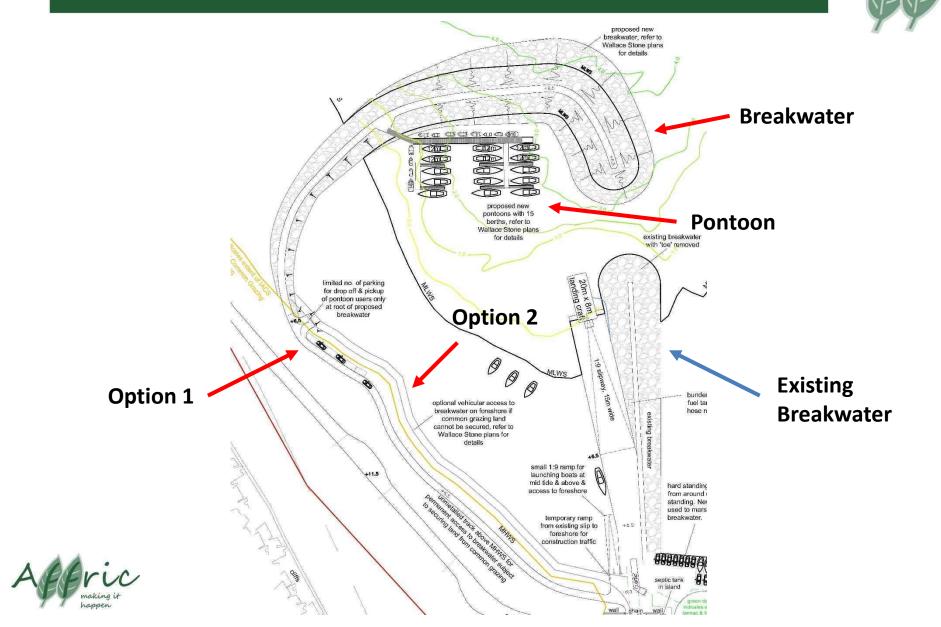
Project Overview



- Staffin Community Trust proposing create a Community Harbour to provide:
 - Safe berthing;
 - improved boat launching and hauling out facilities;
 - Improved onshore facilities;
 - Parking; and
 - Storage.

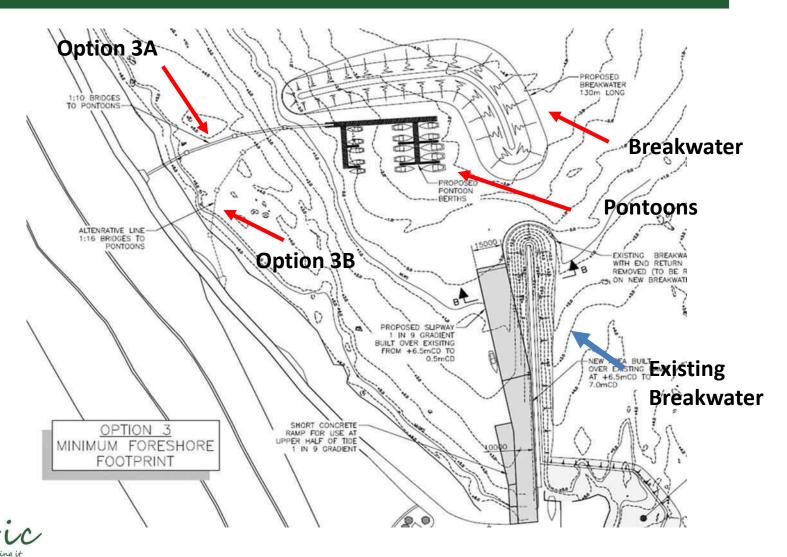


Project Design Evolution – Option 1 & 2



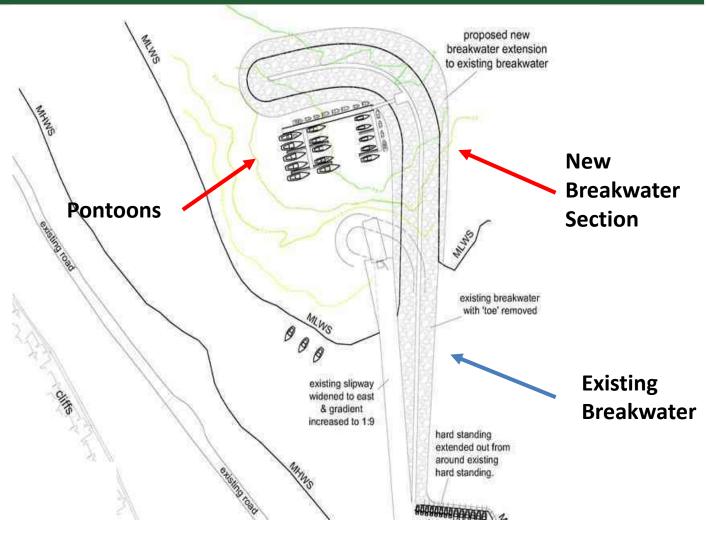
Project Design Evolution – Option 3A & B





Project Design Evolution – Option 4

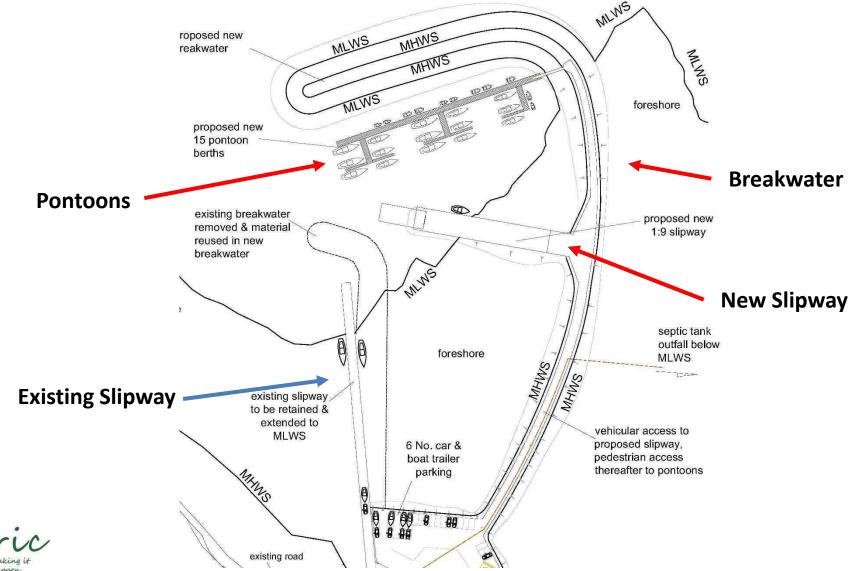






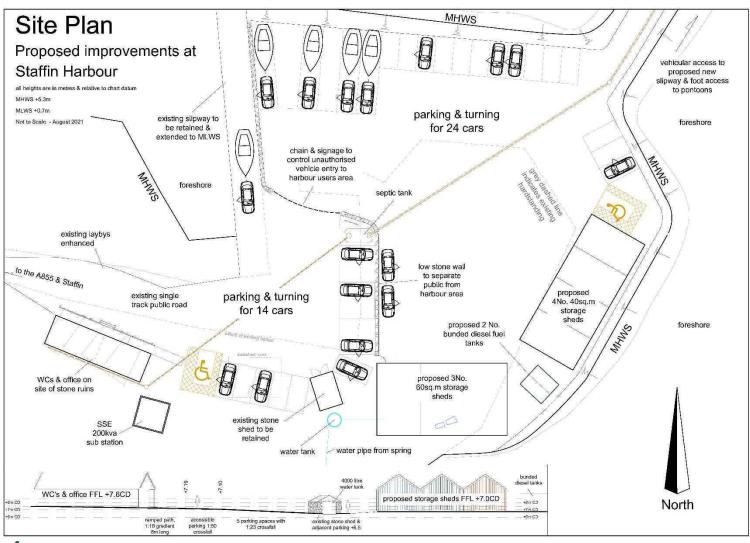
Proposed Project Marine Design





Proposed Project Design-Onshore



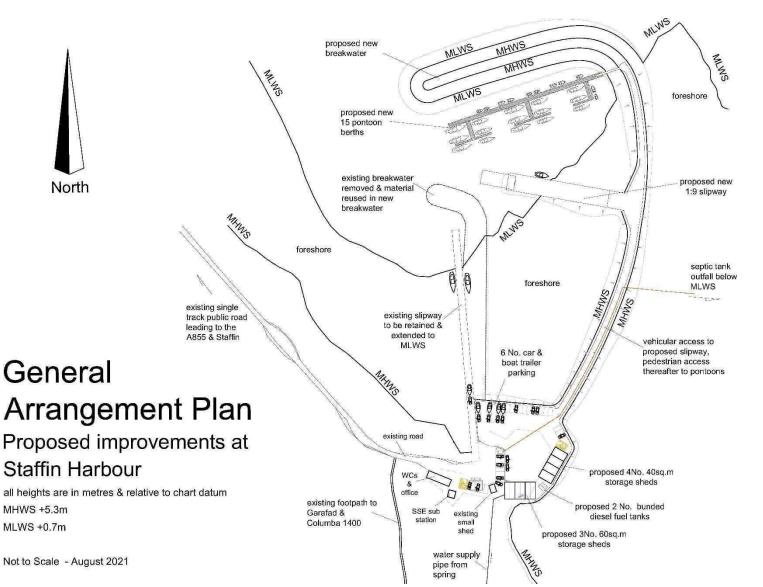




Proposed Project Design









Not to Scale - August 2021

MHWS +5.3m

MLWS +0.7m

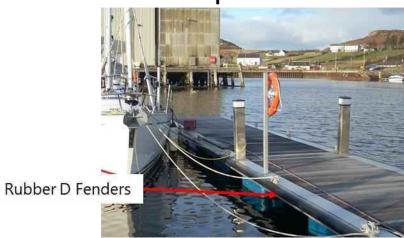
Staffin Harbour

General

Outcomes of Consultation - Fendering



Option 1



Most popular 60%

Timber

Option 2



30%

PVC Profile Strips

Option 3



Affric

Least Popular 10%

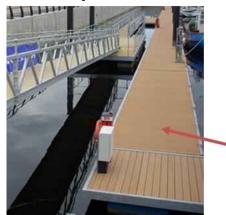
Outcome of Consultation- Decking







Option 2

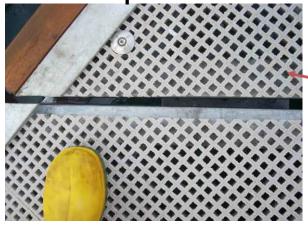


Least popular 0%

Composite

10%

Option 3



GRP Mini Mesh

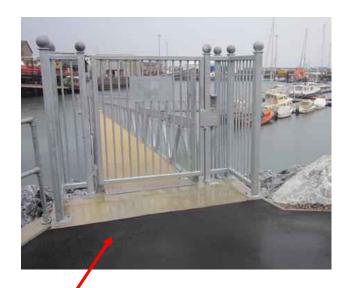


Timber

Most popular 90%

Outcome of Consultation - Access







Locked Access Gate
Least Popular 0%

No gate **50%**



Unlocked gate with signage **50%**



The Harbour Development









Borrow Pit – Phase 1

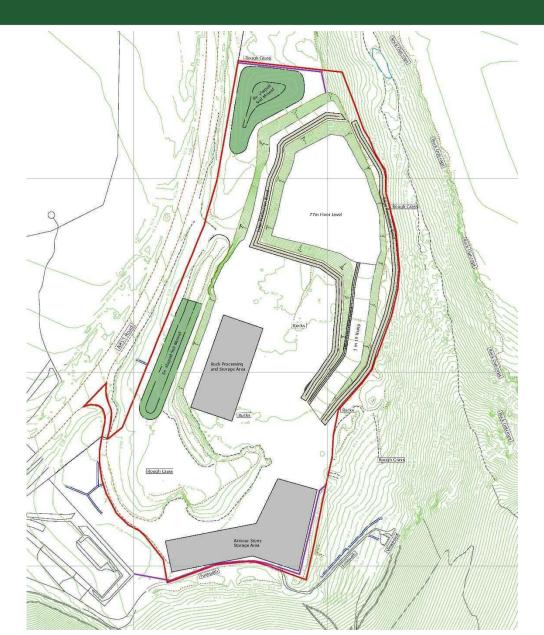






Borrow Pit – Phase 2

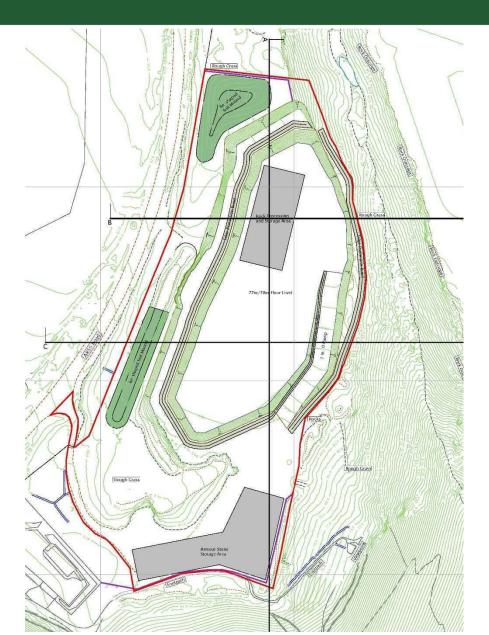






Borrow Pit – Phase 3

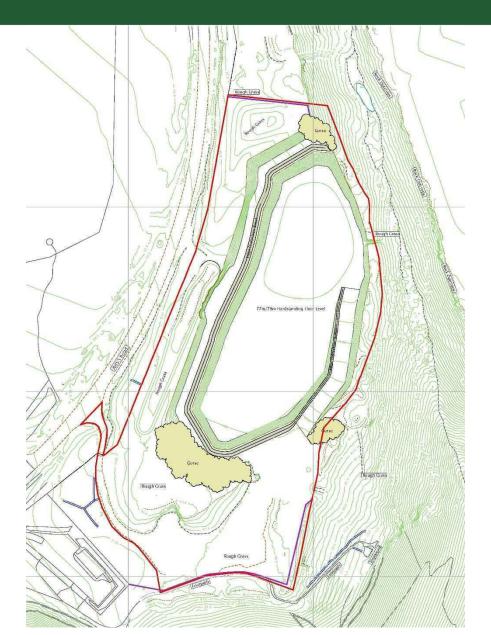






Borrow Pit – Restoration







Transport Assessment



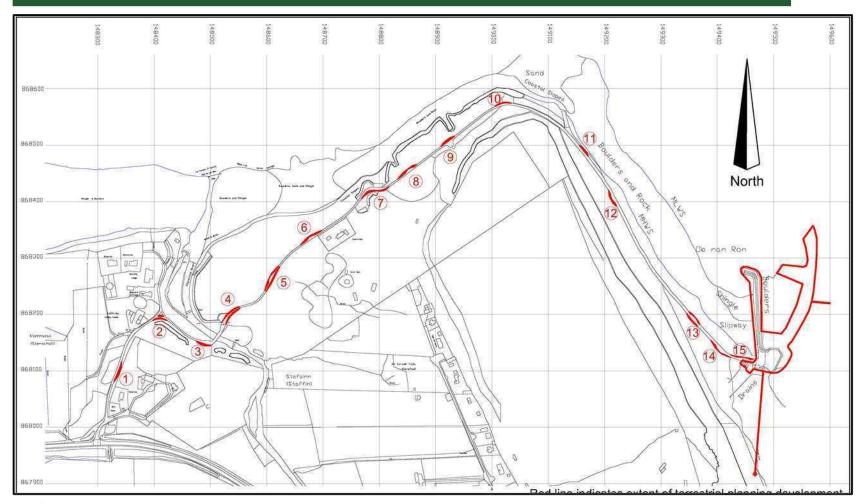
- Construction Average Heavy Goods Vehicle movements 32 per day (some months as high as 48 and other months as low 4);
- Cars / Light goods vehicle average is 26 per day;
- Operation 65 trips (inbound and outbound) per day;
- Mitigation measures and management plans no significant traffic effects are predicted.





Road Improvements







Environmental Considerations: Archaeology & Cultural Heritage







Dry stone – built culvert



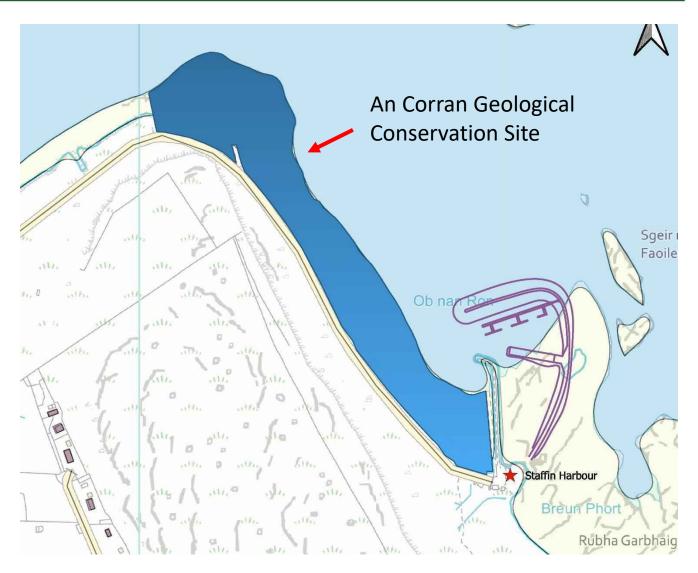
Remains of drystone boat nausts

Existing slipway



Environmental Considerations: Palaeontology

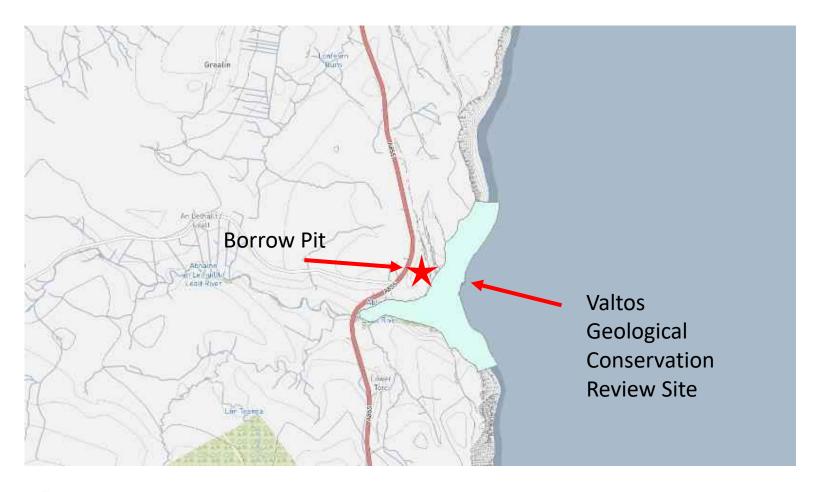






Environmental Considerations: Palaeontology







Environmental Considerations: Biodiversity



- Surveys completed
 - Benthic
 - Otter (looked at seals)
 - Phase I Habitat
 - Breeding Birds
 - Raptors







Environmental Considerations: Landscape, Seascape & Visual



- Design considerations sensitive landforms and reflecting local vernacular.
- Predicted effects no likely significant residual effects on the integrity of designations or on local landscape or visual amenity.



The Borrow Pit - Photomontages







The Borrow Pit - Photomontages









Harbour Development - Photomontages









Harbour Development - Photomontages









Environmental Considerations: Noise & Vibration – Borrow Pit



- Noise impact assessment has been undertaken for the Borrow Pit – all operations comply with Scottish Governments Planning Advice note 50 – Annex A
- Blast vibration impact is assessed as negligible



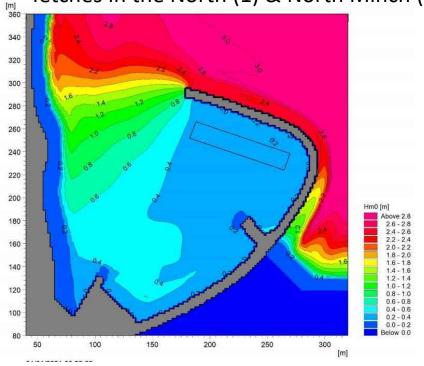


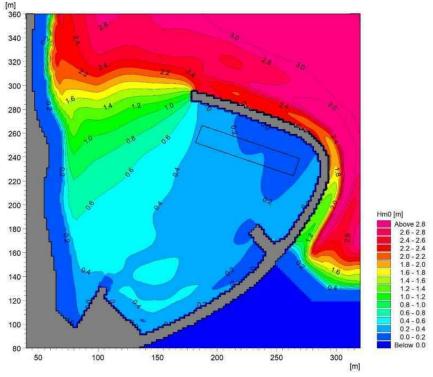
Environmental Considerations: Water Quality & Coastal processes



1 in 50 year return period storm generating waves from across the

fetches in the North (1) & North Minch (2) [m]





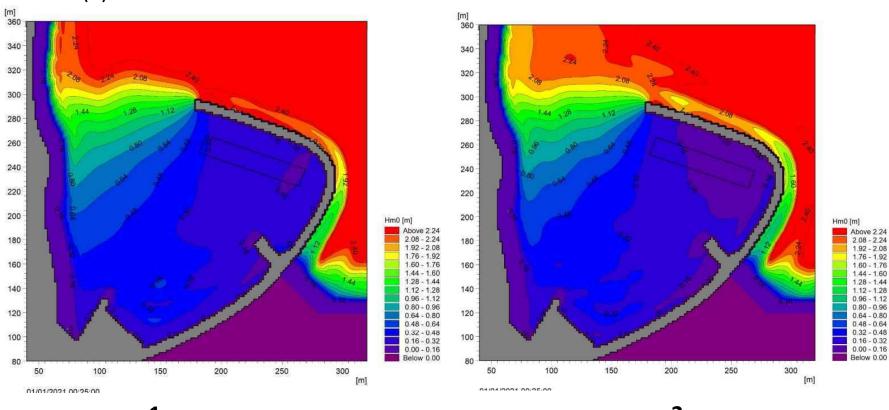
1



Environmental Considerations: Water Quality & Coastal processes



1 in 1 year return storm generating waves across the fetches in the North (1) and North Minch (2)





What's next



- Submission of Planning Application for enabling works (road improvements and electricity).
- Submission of Planning Application and Marine Licence Application for the Harbour and Borrow Pit.
- Please note, comments made are not representations to the Scottish Ministers or Highland Council.
- Following consultation, a Marine Licence Application will be submitted to Marine Scotland and Planning Application to the Highland Council whom will welcome comments on the applications.



Summary



- Attractive multi-user facility to serve the community and commercial operations
- Improved infrastructure for this and our future generations.





Attendee Survey



We would like to invite all attendees to please complete our Survey Monkey Poll

https://www.surveymonkey.co.uk/r/VQ5V5GJ



Q&A









Appendix 8: Design Element Document



Staffin Community Harbour

Design Element Options 25th March 2021

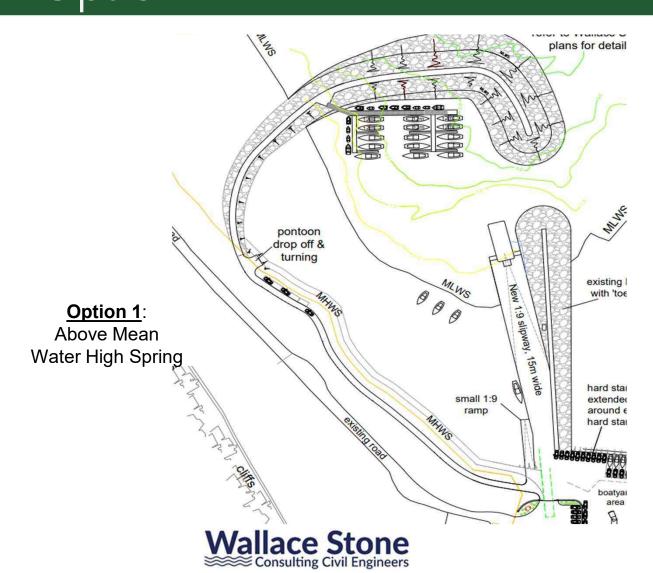








Design Elements – Pontoon Access – Option 1

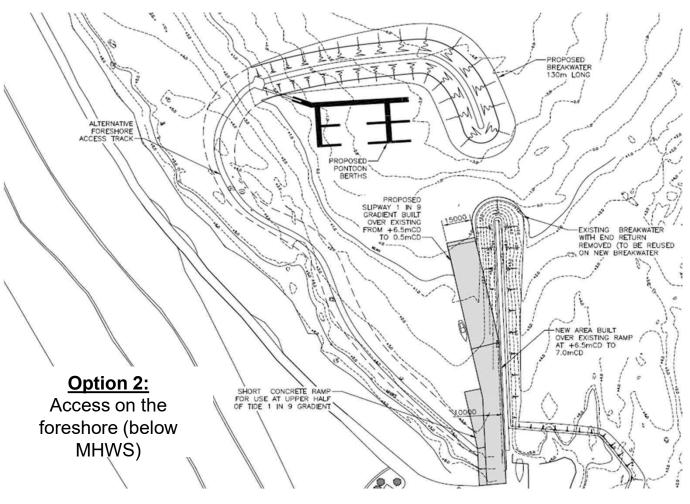








Design Elements – Pontoon Access – Option 2



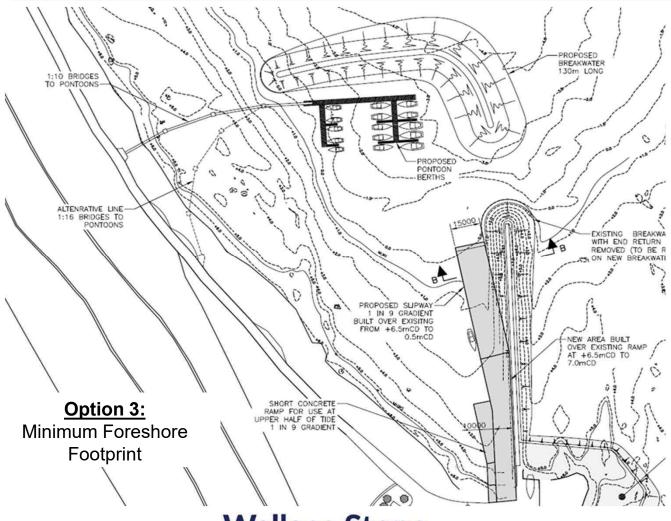








Design Elements – Pontoon Access – Option 3





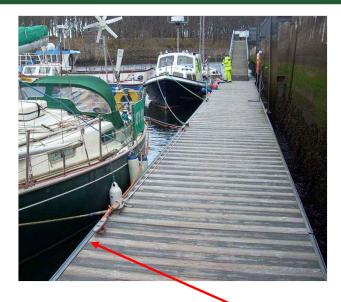






Design Elements- Berthing -Fendering





Option 1: Rubber D Fenders

Option 2: Timber













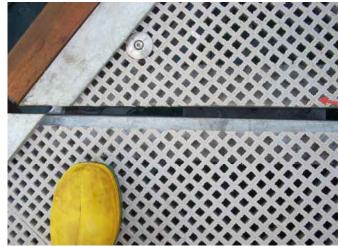
Option 1: Timber

Design Elements – Berthing – Decking Options





Option 2: Composite













Design Elements – Pontoon Access – Access Control









Option 3: Imposing

Option 2: Classical









Design Elements – Pontoon Access – Access Control





Option 4: Open but Users only



Option 5: Welcome for Users

Option 6: No Restrictions

DAL

DALGLEISH ASSOCIATES LIMITED



Wallace Stone
Consulting Civil Engineers







Appendix 9: Questions and Answers





Number	Comment	Response		
March Consultation Comments				
1	The otter holt in the breakwater in not a natal holt. The natal holt is under the cliffs. The otters have returned this year for the first time in about 3 yrs, because the area is now quiet and no campervans!!! I first saw them on 8th march, playing at the side of the ramp, regularly hear squeaking cub(s) in the breakwater. Previously they were seen or heard in the breakwater all year round. I have seen the dog otter swimming from Flodigarry island to Digg bay, also seen him on Staffin island, and also in the freshwater pools south of the slipway. Recently there have been as many as 30 seals hauled out on the rocks south of the slipway. Some are there most days at low tide. Again that is a new occurrence as the area is quiet.	Thank you for providing this information. This was shared with the ecologist who undertook the surveys. Despite extensive searches over several days, no definitive evidence of otter holts was recorded, and no otters were observed. Otter have been considered in Chapter 11: Terrestrial Ecology of Volume 2 of the Environmental Impact Assessment Report (EIAR), the need for preconstruction surveys has been identified. Surveys also aimed to assess if seals were utilising the area. No seals were observed. Seals have been considered within Chapter 10: Marine Mammal of Volume 2 of the EIAR.		
2	I am very impressed with the plans, and would be very interested in obtaining access to one of the sheds to store equipment for my fishing boat and potentially a vivier system if possible.	Noted. SCT will be advertising the sheds for rent and will be happy to discuss individual requirements with potential tenants at that time.		
3	I currently use the platform at the end of the breakwater to hang my scallops from to keep them fresh and available to sell as and when they are needed. I would be interested in knowing if there will still be a suitable place for this in the new design, out with hanging them off the pontoons which isn't ideal due risk of boats crushing them at low tides, or fouling their props on the lines?	Noted. SCT will be happy to discuss options for keep creels and the like with users when the harbour is open for business. A suitable position is likely to be available.		
4	I would love to be kept updated with information on how access to the sheds would be decided when the time arises and to see if any sort of vivier system would be possible inside these sheds.	Comment noted. Refer to responses to comment 2.		
5	Include local information/map board to guide visitors, both by land and sea. Long term parking options, not necessarily at the harbour, for people away from the harbour for extended cruising.	Comment noted. Tourist information and attractions within Staffin will be displayed at the harbour. This has been discussed within Chapter 18: Population and Socio-Economics of volume 2 of the EIAR.		
6	Good addition to the area which appears to have a growing permanent population and the potential to create employment/income opportunities. I can see the local uptake being high once the harbour is established and potentially outgrow the proposed plans. From experience operating the pontoons at Kyle of Lochalsh, a big part of the income there was visitors coming in for short stops	No response required.		





Number	Comment	Response
	(<4 hours) during the day for water, fuel, drops offs and pickups or local shopping. We operated the prime spots as short stay only during the day and then for overnight from late afternoon. Alternatively, these short term berths could be coordinated with fishermen away most of the day. A mooring field for long term or visitors may be an option to consider now as part of a future growth plan.	
7	They are excellent but I just hope that the usual bad apples you get in crofting communities do not throw a spanner in the works by making spurious claims about the effect of the development on their common grazing.	No response required.
8	The meeting on the 25 th was excellent and there was a sense of confidence and encouragement about the development. It would be a real boost for the community and for the various potential users of the facility. The work of Staffin Community Trust is to be admired with their sense of purpose and their determination to achieve their objectives despite the difficulties of funding, etc.	No response required.
9	My main concern in the whole project is very much the access situation. The road down from the A855 is in no way suitable for supporting such a development when it is fully operational. Even worse than that, are the major problems that would result from trying to build the new harbour using the existing road in its present form. Just one example would involve the aggregate. 170,000 tons of rock being transported on a road with that many twists and turns, combined with the continuous narrowness would not be possible without appalling damage and risks to locals. In the recent public meeting, we were assured that a 'traffic management analysis' would be done, but this doesn't give me much confidence. It is not 'traffic management' that is needed, it is a stronger, wider, better road.	The traffic impact assessment process informed the design of upgrades to the works (see Chapter 15: Traffic and Access of Volume 2 of the EIAR). The access road will be repaired and improved in advance of the works at the harbour. Soft and broken edges of the carriageway will be repaired to a standard suitable for Heavy Goods Vehicles (HGVs). Resurfacing will be done as required. Permanent improvements will include lengthening and widening 15 passing places to allow large vehicles to pass with ease. The most significant of these improvements will be between the A855 and the bridge over the Kilmartin River, greatly reducing the incidence of traffic congestion. Signs will be installed in all of the passing places to aid forward visibility in both directions, giving drivers more opportunity to make good decisions when confronted by oncoming traffic. The proposed road improvements were presented at the second PAC event.





Number	Comment	Response
10	Much more detail on what can be expected in terms of pre-project road improvement.	Comment noted. Refer to response to comment 9.
11	Not sure this development is necessary.	Comment noted. No response required
12	We are sympathetic to the proposals but have 4 main concerns. Accessibility The single-track road is already often blocked for long periods of time as caravans and cars struggle to drive to and from the slipway. There are no passing places between the main road and the bridge except at the turning to our house. We often have to help caravans and cars out of the ditch. The single-track simply cannot take any more traffic. We are often blocked-in for considerable periods of time. If someone was to become seriously ill then we may face even greater delays getting them to the hospital.	Comment noted. Refer to response to comment 9.
13	Children When the cottages/chalets are fully let then we can often have 10-15 children playing in the vicinity of the Lodge. The road is already dangerous. Extra traffic may make the area even less safe for children.	The improvements to the road will aid visibility which will make it safer for pedestrians, during construction and the operational phases.
14	Economics It is difficult to see how the investment in the slipway will generate a meaningful return on investment. For an investment of £3m to be worthwhile then the investment should yield some £200-300,000 extra business for the area. This is not obvious.	A harbour is an example of fundamental infrastructure with a lifespan measured in decades, which must be recognised in any metrics related to economic benefit, this will be taken account of in the business plan for the project.
15	Alternatives Perhaps a more limited investment might make more sense. An investment that wouldn't lead to significantly higher traffic. In my view there may be better ways of spending the money. Enlarging the Talla and creating small business units could well have a much greater impact on the community.	The ambition of the community to develop the harbour has been reinforced several times over the lifetime of Staffin Community Trust. The harbour development includes 7 commercial units that can be adapted for use by a variety of businesses. If they are as successful as initial enquiries suggest SCT will be happy to discuss proposals for additional units elsewhere in the area.
16	Very happy, the project is urgently needed.	Comment noted. No response required.
17	The road that accesses the slipway needs to be upgraded too, a plan for this would be good to see.	Please refer to response to comment 9.





Number	Comment	Response
18	Need to provide plans of the updates that will be made to the current road that accesses the slipway.	Please refer to response to comment 9.
19	I have a question regarding navigation – I believe there was a comment in the Zoom meeting about having a 'navigation can' in place and I was just wondering if I could get more details on this. If there are going to be work boats and tour boats using the slipway and/or pontoons as well as larger pleasure craft, it could get quite busy at peak times. Will there be a priority rule in place to avoid congestion?	The installation of Aids to Navigation in the channel between Staffin Island and An Corran has been agreed with the Northern Lighthouse Board. The development includes retaining the existing slipway and modifying the east face of it to allow the berthing of boats on both sides. This, along with the berthing face on the new slipway, will greatly increase capacity for operating commercial and leisure boats. A harbour manager will be employed to assist users to make most efficient use of the facilities.
20	Users should substantially pay for the use of the area and/or building and keep it tidy. No mess from fish farms/fishermen.	Comment noted. No response required.
21	Love the development, seen from a local perspective. From a broader/wider perspective it is a lot of public money for relatively small number of potential jobs.	Please refer to response to comment 14.
22	As a marine engineer who has over the years been involved in the salvage and repair of number of vessels that came to grief in the current harbour. I am fully in favour of the current proposals. I was unable to attend the full zoom meeting tonight but did see the proposed drawings.	Comment noted. No response required.
	September Consultation Commen	ts
	I sincerely hope that this project becomes a reality. It will be a boom for the	
1	community.	Comment noted. No response required.
2	Electric car and boat charging facilities would be useful and forward thinking.	Electric hook-ups for boats will be provided at the pontoons. EV charging points are being considered for the carpark.