

REPRESENTATIONS

NO.	COMMENTS
01	<p>I have looked at the plans and find the project NOT acceptable.</p> <p>See sites below:</p> <p>To let such a planning go through now, is short-sighted and irresponsible. The planned 23 caravan sites plus infrastructure at the front of the beach is too big and in the wrong place.</p> <p>Other islands (e.g. Colonsay) have solved the problem in putting a parking place for caravans one or 1 1/2 miles away from the beach, so that people have to walk to the beach and the beach itself is kept quiet for passing birds etc.</p> <p>Please read carefully:</p> <p>https://scottishwildlifetrust.org.uk/news/new-report-highlights-disastrous-cost-of-inaction-on-nature-restoration/</p> <p>See also: South Lewis, Harris, North Uist National Scenic Area. (NSA)</p> <p>"Areas of exceptional Scenery --- to ensure its protection from Inappropriate Development, Includes islands (Berneray, Pabbay, Boreray.)</p> <p>SAC Special Area of Conservation and a SPA (Special Protection Area).</p>
01A	<p>Please, could you let me know who in the council is in charge for environment and nature issues, so I may address the person directly.</p> <p>I will repeat myself concerning the Clachan Sands campsite development plans:</p> <p>The latest State of Nature report shows that much of the wildlife in the UK (and its overseas territories) is in serious trouble. In Great Britain (England, Scotland and Wales) 1500 Species are now at risk of being lost completely.</p> <p>https://www.rspb.org.uk/whats-happening/news/state-of-naturereport-degraded-habitats</p> <p>Professor Kimmerer mentions in her talk The Teaching of Grass that we lose on average 100 species daily! (this is including insects and even smaller creatures).</p> <p>Please, will somebody in the council take the time to really listen what Prof. Kimmerer says (listen from min 7.17 onwards). <i>[web link provided]</i></p> <p>You may think that these, my concerns (and many other people's who observe nature carefully), are not to be taken seriously but we have reached a time when we all are asked to do our possible best to safeguard what is so precious and unique in the Western Isles.</p> <p>And yet this Council lets an outrageous and not responsible campsite development go through in Clachan Sands. 24- 00314-PPD_- _Campsite_Clachan_Sands_North_Uist</p> <p>The proposed and amended development plan doesn't show a proper environmental assessment and doesn't offer suggestions of how to encourage wildlife and of how biodiversity could be improved.</p>

NO.	COMMENTS
	<p>Again, the community hadn't been informed beforehand and so had not been given the opportunity to object. The planning permission went through without people's knowledge. I heard of it by chance and some of us wrote objections. The approval of an amended version will be decided by the 20th of March.</p> <p>The proposed Clachan campsite is too big and should at least be taken back from the shore. The shore line and the dunes behind need to be left to nature, even with possible improvement (like e.g. small plantation).</p>
02	<p>I write to register my objections to the above application and hope you will give consideration to the following:-</p> <p>The site is on part of Machairs Robach and Newton, which are part of an SSSI and regarded by JNCC as 'the most dynamic system in the Uists'. At a time when viable machair systems are becoming fewer and far between, it seems to me of little sense to allow further encroachment on this area, certainly on the scale being proposed. The detail in the proposal talks of matting being laid to 'protect the machair'. I fear I cannot understand how putting a layer over the ground can be claimed to protect the system in any way – it simply covers it, and takes it out of the environment altogether.</p> <p>The area is important for numerous species of birds, particularly ground nesting species, and there can be little doubt that the greater footfall which this development will cause will have a major effect on them. The effect will also be felt by sea-dwelling birds such as Divers from the close proximity of the site to the sea on both sides of the headland. The application makes no mention of an EIA having been done, something which strikes me as essential given the special nature of the area. I certainly hope that the authority will consider this requirement before the proposal is taken before the Planning Committee.</p> <p>I do appreciate that the present situation where the site is used as an unregulated 'wild' camping area is far from satisfactory, but the scale of the proposals goes far beyond that needed to deal with demand.</p> <p>I hope the above comments make it clear that I object in the strongest possible terms to this proposed development.</p>
02A	<p>I write to register my continuing objection to the above recently amended application and hope you will give consideration to the following, as well as my original comments.</p> <p>Having looked in detail at the Outer Hebrides Local Development Plan, it seems to me that the application runs contrary to several of the criteria listed there.</p> <p>In the intro to the section on Holiday Caravans, the proposal is not 'a sensitive and unobtrusive development without compromise of the amenity and environment of the islands.' P2 e) is hard to believe, 'the development can take place without damage to the foreshore/machair.' Nor does it meet P2B a) 'it is proportionate in scale to its location and setting, and will not result in an over concentration of sites in any one locality to the detriment of the landscape or residential amenity.' (In this context it should be mentioned that a similar site in Berneray, only 6 miles away has just been given approval) It is not clear that P2B d) has been satisfied – has waste water disposal been confirmed with Scottish Water and SEPA? Given the location, should planning permission be granted, can we assume that P2B e) will apply – <i>use from April to September only?</i></p> <p>Given that the applicants own large areas of the nearby land, it should surely be possible to plan a site away from the foreshore where the hugely increased footfall from such a large site will inevitably disturb otters, ground nesting birds, divers, terns, and the flora of the machair. This is an approach which has been successful on a number of other Hebridean islands e.g. Harris, Tiree,</p>

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	<p>Coll. The number of pitches could lead to as many as 100 people on the site at the same time! And the applicants talk of future expansion. I find it very disturbing that the designation of SSSI does not appear to confer much protection – or does it? Where do we see that a meaningful Environmental Impact Survey has been carried out?</p> <p>I do appreciate that the present situation where the site is used as an unregulated 'wild' camping area is far from satisfactory, but the scale of the proposal goes far beyond that needed to deal with demand.</p> <p>I hope the above comments make it clear that I object in the strongest possible terms to this proposed development</p>
03	<p>I write to register my objections to the above application and hope you will give consideration to the following:-</p> <p>Whilst the Applicants want to minimise the impact of introducing a 25 motor Home Pitch, and a facilities block with a potential of 100 people staying daily, and their impact upon an area that is currently a naturally wild, and as stated in the application within a SSSI site, with its unique flora and fauna, regular visits of the Sea Eagle and other wildlife in a setting intended 'to ensure campsite privacy without disturbing the natural beauty of the area by maintaining its uniqueness.' is unquestionably against the Cultural Heritage that as owner occupiers of a working family farm and environmental custodians of our landscape, that so saddens that a price is made against the very reason that so many people cherish and respect our natural world.</p> <p>'Solastalgia' 'the distress caused by environmental change: the homesickness we feel while still at home: the lived experience of the desolation of a much loved landscape'---- Glen Albrecht defined the word he created to describe this emotion so many feel in response to finding our beloved world so impacted, under threat, and certain to suffer radical change. To feel solastalgia is to feel pain, sorrow, and grief, but it is also to recognize that the source of this pain is our love for the places of which we are a part. And in that love lies the energy to defend the world we have known to create the future we want our children, grandchildren, and those who follow to know.'</p> <p>I object in the most strongest way possible that however 'clad', the above application will bring about the desecration of a place that is loved and cherished for its very uniqueness. Its place, its Cultural Heritage, it is not only a campsite with a potential of a 100 people with booked pitches to the damage to a hitherto undeveloped and natural environment.</p> <p>Has an Environmental Impact Assessment been done? Without areas being 'scoped out' .?</p> <p>Have the relevant Nature organisations and sustainability agencies been consulted?</p> <p>Have Professionals who do not rely upon the 'old sacrificial' area approach been consulted.</p> <p>Is this Application to be looked at holistically?</p> <p>Has a Climate Impact Assessment been carried out?</p> <p>Has the erosion of sand dunes, effects of the change of the North Atlantic Drift, rising tides, rising sand levels and the jet stream changes been analysed and applied?</p> <p>Has a member of the Planning Application Committee visited the proposed Camp Site area?</p> <p>Has the Applicant considered 'Eco Tourism' and investigating livelihoods that celebrate the rare and</p>

NO.	COMMENTS
	<p>beautiful natural environment?</p> <p>How are people notified/made aware of this proposal.? At the time of writing there is nothing in situ to indicate what is proposed.</p> <p>I object to the effects caused by the proposed camp site, the disturbance and pollution to the senses including the obvious light, noise and footfall, to not only human but to its wildlife in all its broader elements, land , air and sea. The disruption of circadian rhythms for living things.</p> <p>The induced need to now consider the man made auditory threshold, its acoustic landscape, variation in tolerance levels.</p> <p>No consideration has been mentioned to the impact on Human Well Being, the negative impact on the community for those whose livelihoods embrace the wellness inclusion of the area for businesses that run courses focused on 'Mindfulness, Health and Well being. The lack of revenue for these local businesses, and the negatively diminished personal client outcome.</p> <p>The Arts, Culture, and the wider Arts courses of the Highlands and Islands use the area for inspiration, experiencing nature at first hand.</p> <p>Dark skies, unpolluted skies, face The Northern Lights. Such as at the Hornish. An undeveloped and natural rare beauty.</p> <p>Those businesses that focus on the areas unique species biodiversity, wildlife, flora and fauna and the regular sightings of Red and Amber 'threatened' Birdlife that find sanctuary in the area, its off shore islands, coastal waters, sand dunes, rocks and machair.</p> <p>The area that the proposed campsite and car park outlines threatens this. Creating corridors of 'sanctuary' that are the forerunner of species distress and extinction. Critical to their undisturbed survival.</p> <p>The undisturbed rearing of ground nesting birds - oyster catcher, lapwing, corncrake to name but a few found in the area.</p> <p>Snow buntings and buntings take shelter in the natural and ramped slip way down to the beach.</p> <p>Golden Eagles, Sea Eagles, Hen Harriers, Skuas, Terns, Gannets, Martins, Swifts patrol both the machair, shore line and sea.</p> <p>Martins, terns and fulmars, Buzzards have nested on the dunes and martins in the 'wall' of the sand dunes.</p> <p>Otters are resident and have both machair and dune holts.</p> <p>Seal pups haul themselves onto the sand dunes in the area before Lingay. Seals take shelter on the close off shore islands.</p> <p>The shy diver remains undisturbed off the waters of the Hornish itself. The proposed camp site is in the range of migrating birds.</p> <p>Compacting areas whether with or without matting does not allow grasses to thrive. The tourist experience.</p>

NO.	COMMENTS
	<p>Nature v tourism</p> <p>The Hebrides' climate necessitates that the life cycle of the natural world is condensed to a few short months, the exact months that the main 'tourist season' is also demanding of the same proposed environment.</p> <p>Why reduce what is so rare and respected to an experience where 'neighbouring mobile homes, and all associated trappings of humanity take precedence?</p> <p>Is this what is wanted? What is the quality of this, and how does this impact upon local and community well being?</p> <p>The design and location will encourage beach access and machair damage to neighbouring croft land and erosion of the already severely effected sand dune area to the West of the Hornish.</p> <p>What provision is to be made for those spontaneous campers and mobile home owners, due to site exclusivity who have not got a 'booked' space , and turn up. How to avoid setting up camp further along the dunes to the West? And increasing further damage, signage?</p> <p>Car Parking and providing disabled parking in the proposed area, although providing a Cemetery visiting point will not allow 'disabled' visitors to enjoy a cherished sea view.</p> <p>What toilet provision is to be made?</p> <p>What working models have been studied and utilised that preserve and protect such an area of outstanding Natural Beauty, an area that still provides managed camping?</p> <p>eg Luskentyre on Harris.</p> <p>There are so many factors that influence this objection and I sincerely hope the above and preceding comments make it clear that I object in the strongest possible terms to this proposed development.</p>
03A	<p>I write to register my objections to the above revised application, and trust that together with my original objection comments that these will be carried forward for full consideration and explanation of findings.</p> <p>Initial responses to revised application, questions raised, areas not addressed and comments in evidence of how this proposal does not meet the criteria for many of Outer Hebrides Local Development Plan.</p> <p>No submitted full Environmental Impact assessment.</p> <p>No significant explanation as to how protecting SSSI, Ramsar, SPA, NSA.</p> <p>No reference and indication as how approaching Scottish Govt. Biodiversity Strategy. Post 2020.</p> <p>No Reference to principles of 'Making Space for Nature' report- UK Govt.</p> <p>No Reference to impact of footfall, erosion of dunes to Foreshore, its wildlife, nature and all sentient beings.</p> <p>No explanation of change of public access from an open area /significant headland, and by its design to it becoming an exclusive private beach/headland.</p>

NO.	COMMENTS
	<p>No revised Archaeology assessment for different layout of motor home pitches, or mention of it in text of revised application.</p> <p>No mention of potential environmental impact of facilitating daily 25 motorhomes, plus their occupants (minimum 50, likely 100,) in addition on site 7 camp site parking spaces, (minimum 7 people likely upwards of 14.)</p> <p>Also: Public parking for 15 car parking spaces, (minimum 15 people, potentially in excess of 30) to an area that has only taken informal campers, and those who come to the area to appreciate the 'wild' beauty of land/sea/sky scape. Its unique, fragile natural environment and ecology of this Headland.</p> <p>Footfall of potentially minimum daily of 72 people and possible pets, cycles, water sports equipment.</p> <p>Potentially footfall daily of in excess of 144 people, possible pets, cycles, watersports equipment.</p> <p>Total of daily provision for 25 motorhomes. 7 vehicles on site. 15 vehicles. Public parking.</p> <p>Total. 47 vehicles.</p> <p>No revised analysis of decreased public parking (22 to 15) and loss of one proposed Disabled parking space. (2 to 1.).</p> <p>No revised analysis of inclusion of 7 parking spaces including 2 disabled parking spaces by Utility Block.</p> <p>How is it to be fenced off to the North and West ? As it is unclear on the revised plans. The applicants states in the revised application under Design Concepts ' The camp site will be fenced off , so it keeps everyone contained in the same area . This is to help prevent damage to the machair land and keep the land untouched for ground nesting birds and other machair wildlife. There will be a gate for access for farm vehicles to help with the moving of bins and maintenance.'</p> <p>There is no text mention of a public footpath access to beach in the revised plan.</p> <p>The text in the Original Application depicts 'The footpath will start from the car park and will be sign posted. It will have rope on either side of the track and solar lights throughout the track. It will go all the way to the designated beach access. This is to help prevent damage to the machair land and keep the land untouched for ground nesting birds and other machair wildlife.'</p> <p>Both texts use the same 'protection' ideology but without realistic substantiation.</p> <p>How can the above mitigate for human/animal/pet footfall, potential disturbance acoustically, audibly, visually , environmentally. In other words using all of the recognized sensory indicators. Smell--- Humans/animals/ cooking etc.</p> <p>What indicators and assessments have been taken to consider the effects of light on the orientation and Circadian rhythm of nocturnal migrating birds?</p> <p>What impacts of non chemical pollutants? Noise, light to the physiology of birds' health, breeding success and survival?</p> <p>What impacts of neo-nicotides --- to plants, aerial insectivores? Great yellow bumble bees, farmland/machair birds?</p>

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	<p>Creating of unsustainable corridor /buffer zones, where areas of disrupted habitat then flank permitted areas of wild fowling, hunting and shooting. This proposal shows no recognition of the reality of this.</p> <p>Grey Water outfall direct to beach.</p> <p>*****No Revised assessment as to Environmental Health, SEPA, Scottish Water, outfall of grey water direct to beach. To an area pristine for humans and nature. Pollution and pollutants!! as above. Leaching of chemicals to environment and marine environment.</p> <p>*****What are the findings to environmental impact, public health and that of the planet to this water and air borne pollution?</p> <p>***** What evidence is there that this is acceptable and who is accountable?</p> <p>***** What happens to grey water discharge? And into what /on what? Unclear, no evidence and data available.</p> <p>*****What survey data results acknowledge the specific constant changes in sand blow, rises in sea levels, increasing high and low tides that cover the foreshore, proposed beach access and base of dunes to this headland.?</p> <p>Please see attached photos to follow re :-high tide, sea weed strand lines, coastal dune erosion and photos indicating some of the resident red listed headland sea birds.</p> <p>***** Grey water outfall in between two motorhome pitches and outfall onto area regularly 'beach and rock pooled' and used by families as paddling and 'starter' pools.</p> <p>*****New public parking is in a low lying area that regularly floods when water table is high. Encroaches upon Ramsar site.</p> <p>***** What considerations, assessments and implementation strategies have been posed to the environmental and nature impacts, (including adding to the considerable dune erosion) from the afore mentioned footfall, together with those people who come to the Hornish Headland expecting to have day access to the whole headland, restricted to accessing via the dunes to the as yet relatively quiet West beach, looking from the Hornish towards Orasaigh and the smaller islands?</p> <p>Those expecting to 'wild camp' and unbooked?</p> <p>Foreshore, machair, coast and marine effects.</p> <p>The effects of additional 'wild campers.' to this area. To be noted.</p> <p>The Land Reform Act (Scotland) 2003. that allows responsible wild camping.</p> <p>The proposed Motorhome park will NOT have, the no doubt desired ethos of proposing a solution, and will in fact increase the already 'over publicised by social media' idyllic 'must visit' area.</p> <p>***** The Hornish Headland and beaches either side are only accessible from the beach at low tide.</p> <p>Will non camp site users have access to the toilets? What will happen to these facilities out of season?</p>

NO.	COMMENTS
	<p>Surface treatment.</p> <p>What is the environmental impact to the use of 'compacted' sites, where nothing will grow?</p> <p>What is the environmental impact of plastic 'Terram matting' and its breakdown under heavy vehicle use?</p> <p>The Levelling out and removal of 'dune' for motorhome pitches? Overlaying of terram matting?</p> <p>OTTERS. Holt evidence at the headland.</p> <p>The siting of motorhomes at the Headland looking towards Boreray, are on the area currently used by otters as one of their holt sites. What assessment has been carried out re this?</p> <p>What is the impact of the considerable headland loss re the above and the proposal in general, to the growing, seeding, distributing, breeding, rearing, to the life cycle of the unique natural habitat, the rare Hebridean Orchid, flowers of the machair, and its co dependent species. Its knock on effect.?</p> <p>All condensed in the April to September, critical timing and proposed motorhome season.</p> <p>Or is the Open season of Clachan Sands Motorhome park beyond this?</p> <p>****What impact to the Arctic tern, Great Skua, to the quiet undisturbed shallow seas, tidal rivers and sea bed springs either side of the \Hornish?</p> <p>What impact to the resident otters, resident seals, visiting Great Northern Divers, the resident Sea Eagles and Golden Eagles that regularly patrol the tide lines and machair.</p> <p>The swifts and martins that frequent the dune banks.</p> <p>There are so many species that make up this accredited SSSI, Ramsar, SPA, NSA and well be loved Headland that will be put at risk of extinction by this proposal.</p> <p>.***Outer Hebrides Local Development Plan. Supplementary Guidance Caravans, Huts and Temporary Buildings.</p> <p>Holiday Caravans. Policy aims--- The Clachan Sands Motorhome Proposal does not meet this Policies aims of being a 'sensitive and unobtrusive development without compromise of the amenity and environment of the islands.'</p> <p>It also does not meet the criteria of:-</p> <p>P2 b. 'The siting and design respect the character and amenity of the surrounding area-----infrastructure.'</p> <p>No current buildings or structures on site, save a water pipe and wooden post with now disconnected honesty box, and current details of how to pay by card.</p> <p>Local roads Infrastructure Not designed to cope with volume of Motorhomes sizes represented by 8m x5m sites. Volume of daily arrival/departure of vehicles on single track roads, through routes to Berneray Ferry and Lochmaddy via B893. Two single track causeways sited by(junction opposite red phone box to Clachan Sands and towards Trumisgarry. Vieng with local residential use,</p>

NO.	COMMENTS
	<p>walkers/cyclists using the Hebridean Way, to accommodation, local businesses, crofting vehicles and sea weed lorries.</p> <p>**** No signage anywhere on approach or anywhere from B893 or A865 to indicate Clachan Sands Camp site or picnic area, other than beach access.</p> <p>This lack of signage has caused considerable wrong turns by caravan, motorhome and campervans by turning down the no through road and no beach access along the turn to Clachan Sands itself. Finding once committed that 'no turn around space' causing disruption to occupants, businesses, crofts access/vehicles along single no through road and no beach access road.</p> <p>The proposal does NOT meet the criteria for c. 'Acceptable provisions for domestic water, foul drainage ---- refuse disposal. Questionable re foul water. and P2B d. '-----responsible disposal of waste without harm to the environment' please see previous comments on preceding pages, also noted comment in original objection: from article in Stornoway Gazette by Brian Wilson 15 May 2024. 'Harris is being polluted by over development' ---- contributed to the sea water being rated as a health hazard due to high e-coli levels.---- referring to Luskentyre and Seilbost.</p> <p>Clachan Sands, The headland of the Hornish and the beaches either side are popular for bathing, shore foraging, fishing and the afore mentioned wildlife, red listed birds, eco systems and all associated with its SSI, Ramsar, NSA, SPA status.</p> <p>The proposal does Not meet the criteria for P2e.</p> <p>'The development can take place without damage to the foreshore.' Please see previous comments and eg's.</p> <p>Essentially upwards of possible 144 people, potential pets, vehicles and all associated with this plus 'pushing' non booked and day users to access beach via dune system to the west of the Headland. Currently users have open access to all of the headland and 'demand' relating to accessibility and provision.</p> <p>P2f. Natural and \built Heritage Policies.</p> <p>'where sites are proposed machair or other sensitive sites or where protected species may be present, surveys may be required.</p> <p>The revised proposal has NOT produced meaningful, open and detailed holistic surveys with accountability and recognition of SSSI, Ramsar, SPA and NSP areas.</p> <p>The reality of creating corridors of unsustainable habitat, the reality of human and animal footfall, climate change and the critical situation of our planet NOW.</p> <p>The Proposal does NOT meet the criteria in 2B 'it is proportionate in scale to its location and setting, and will not result in an over concentration of sites in any one locality to the detriment of the landscape and residential amenity.'</p> <p>Introducing 25 motorhome pitches, car parks, facilities block to an area that is known for its beauty and stunning views as described also by the Applicants, to an area where there are no structures or 'formal camping' AND prohibits access to the headland apart from in the original text of a footpath through the camp site, in essence cordoning off the headland to locals and visitors alike unless booked. (Residential amenity??)</p>

NO.	COMMENTS
	<p>Motorhome park in Lochmaddy, recently passed site in Berneray East Beach.</p> <p>The Proposal does NOT meet the criteria for 2A b and c.</p> <p>'2Ab. 'The Proposal should not be visually prominent in the landscape---- exposed sites.'</p> <p>2Ac.' No unacceptable adverse impact on important landmarks----- or landscape features----- suitable.</p> <p>From the B893, from both beaches around the Headland the Motorhomes will be seen.</p> <p>The Hornish Headland. By definition it can be seen from all sides!</p> <p>Motorhomes. Alien to the landscape in form, and in materials and colours that reflect light, stand out significantly. The slightly elevated areas , already prominent on the Headland and where the Proposed Motorhomes are to be sited will be visible to anyone who cares to look.</p> <p>Stationery or in transit any 'man made' object in this case vehicle, is visible from very long distances. Both at raised or sea levels.</p> <p>Where a rabbit in silhouette is visible on the skyline from considerable distances what impact to the 'wild' and natural beauty of 25 motorhomes, additional 'wild camping.' and potentially 22 additional vehicles?</p> <p>Dark Skies. What impact on this ?</p> <p>Currently no lights to impact on these dark skies., and for residents their views of the Northern Lights.</p> <p>Motorhome site.</p> <p>Misinformation/Misdirection/Misleading?</p> <p>Advertised as Clachan Sands Camp site.</p> <p>Planning Application submitted and revised after its requirement to go before a Planning Committee, but seemingly no amendments in respect of comments and minimal changes to wording.</p> <p>The Planning Application itself---photographs--- as an idyllic blue sky, incredible panoramic setting for an idyllic camping experience. Two small camper vans overlooking an outstanding area of undeveloped and wild incredible beauty. Marketed on this image, no 'built' environment.</p> <p>What is the reality and difference to the actual MOTORHOME 25 pitch and facility block experience? Where is the natural habitat now? and space between pitches?</p> <p>To avoid misrepresentation and not disappointing the visitor 'camping' experience, call it what it is and market as such.</p> <p>Clachan Sands Motorhome Park.</p> <p>A rhetorical question but a valid question, as legally in Scotland there is no requirement to inform the public other than within the two week deadline in this instance the Stornoway Gazette.</p>

NO.	COMMENTS
	<p>Why has there NOT been any form of public information from the Applicants to inform as to what is proposed?</p> <p>Why NO site hard copy or any information or Public consultation?</p> <p>How do people know? locals and visitors, of the intended change to the Headland, Access , and Motorhome proposal? Unless related or known personally to the Applicants? Or living within a very small meterage of the proposed site, or happen to read the relevant issue of the Stornoway Gazette?</p> <p>How does this work in rural areas??</p> <p>Do new relevant Planning policies need to be created to address this?</p> <p>NOW.</p> <p>Empowering Communities and The Islands Scotland Act 2018----- the aim to create the right environment for sustainable growth and empowering communities in decision making.</p> <p>The issue of tourism and how it is now, how it is for those that live here, and taking examples of 'best practice' Tiree, Coll, Harris, Luskentyre, Northton and Lindisfarne to create an innovative green solution.</p> <p>Suggesting providing Motorhome sites away from the coast. Accessing areas on foot or by bicycle.</p> <p>Should new Planning policies and informed democratic discussions with the Comhairle leadership with our island communities address these urgent and poignant issues? Camping, Motorhomes and tourism.</p> <p>Issues to safe guard areas that should be left wild, applaud those practices and businesses that compliment the very reason the majority of visitors travel to the Hebrides, namely its wild and natural beauty and its associated wildlife.</p> <p>Policies to safe guard our cultural Heritage and support those areas that are already designated SSSI, Ramsar, SPA and NSA</p> <p>Not confusing the issues of wild camping, the differentiation and differing needs of campers, wild campers, caravans, camper vans and Motorhomes.</p> <p>Resolving an issue of Wild Camping nb Wild Campers are entitled by the 'Scottish Outdoor Access Code' to pitch their tent in the landscape for free as long as they follow certain guidelines.</p> <p>In this case will those not booked settle on the other side of the Headland towards Orasaigh?</p> <p>Will the wild campers be able to use the Utilities block of the Camp site?</p> <p>Scottish Government.</p> <p>A proponent for :</p> <p>Mental Health and Well being, the Importance of being and experiencing nature, and being in and working in natural environments.</p>

NO.	COMMENTS
	<p>The creation of sensory gardens for 'special' environments. The importance of 'green' space, to well being.</p> <p>The inspiration of the area that the Hornish looks over/out at /from, inspiring -well being---</p> <p>Ways of giving back to the planet rather than 'taking.'</p> <p>Retreats, fitness and Yoga experiences, those Highland and Islands courses that incorporate the 'wild' as seen /experienced from the Hornish eg nature photography, wildlife guiding, walks, art, Archaeology, The Arts, Music, including poetry, sense of place, our cultural heritage and language use.</p> <p>Not just about making a living, but acknowledging 'guardianship' and encompassing and protecting for now and future generations what is such a transitory unique and fragile headland that is of National and Global importance, Not just providing short term gain for a few, but with major long term effects for the many.</p> <p>Accessibility, challenging experiences, Duke of Edinburgh, apprenticeships through traditional ways, from crofting, food production to dry stone walling, to working with and for green sustainability.</p> <p>Ways of making a future with goals that enhance the areas unique natural heritage.</p> <p>Shape the future of the Outer Hebrides. LDP. What is important to you as the recent 'flyer' from <i>[web link provided]</i> call for ideas depicts.</p> <p>There are so many factors that influence this objection and I sincerely hope the above and preceding comments make it clear that I object in the strongest possible terms to this proposed development.</p> <p>I am pleased to see that the Comhairle nan Eilean Siar is 'currently preparing a new Local Development Plan.' I hope it will continue to be focused on the environment and the natural heritage of the Western Isles.</p>
04	<p>As walkers we visit this beautiful site several times a week, all year round & in all weathers. We are very concerned regarding the plans currently proposed, which seem out of all proportion, in relation both to current issues and future perceived benefits.</p> <p>Clearly, the site requires some upgrading as the ground has been damaged and also the dunes require protection from future damage and erosion. However, as this is a particularly beautiful site of abundant flora and fauna, great sensitivity is required so that any future alterations preserve this as a priority. Financial gain should not be at the heart of this development; the conservation of a remote & wild site should be the number one goal.</p> <p>The proposed plans seem massively intrusive and threaten to seriously undermine the current attractions of this place. I would make the following observations:</p> <ul style="list-style-type: none"> - The existing dunes are already showing serious signs of erosion and an additional influx of people & vehicles will only accelerate this decline. 25 pitches seems a ridiculous increase when there are usually, even on a busy day, 8 camper vans at the most. - The levelling of the ground to form the car park and pitch sites will be a considerable scar on the landscape, creating a football pitch style site. A more reasonable solution would be to maximise

NO.	COMMENTS
	<p>the existing flat areas, working with the site rather than against it, which would also create a less regimented look.</p> <p>- Signage is very important to clearly indicate beach access for those using the site but also visiting locals and holiday makers. Access to both beaches, either side of the site should be clearly marked.</p> <p>- Buildings for toilets, showers or a shop would be the worst possible scenario as all of these would be visible from the beach. At Balranald this sort of development has been successfully achieved due to the height of the dunes, which conceal the camp site and buildings: absolutely no hint of development is visible from the beach. Currently, camper vans at the Clachan site are already visible from the beach, further infra-structure will further undermine the current integrity and attractions of the place.</p> <p>- We have previously lived on Skye and witnessed first hand how the failure of planning restraint has made the island over commercialised and considerably less attractive. Obviously the Skye bridge has compounded this effect but the new ferries for the Western Isles should not be allowed to have a similar impact, here. Conservation should be a major concern for everyone living and working, here, and in particular for those making planning decisions.</p>
04A	<p>We visit this spot several times a week; it is a place of rare beauty, and this time of year, great solitude. Many would consider Clachan to be the finest beach on the island.</p> <p>Currently, during the summer months, the half a dozen camper vans don't create too much of an eyesore. I can appreciate that the current site being terribly uneven it would benefit from some subtle modification, with perhaps a few areas made slightly flatter.</p> <p>The scale of the changes & the proposed capacity, however, are quite horrifying in such a special place. In particular I worry about the proposed buildings, particularly future 'open' plans for further developments like a possible shop, all of which will be visible from the beach.</p> <p>The applicant seems to have a vision for a site like the very successful one at Balranald The two sites couldn't be more different, however. At Balranald all the campsite and facilities are tucked behind the dunes. At Clachan everything will be visible from the beach. This would seem a huge loss for locals and visitors alike.</p> <p>Very few residents or holiday makers get a beach view on North Uist. Typically the beaches are tucked away. Clachan is arguably the best beach on the island & it is potentially being changed irrevocably, for the benefit of camper van owners. I'm told that camper van users contribute very little to the local economy, stocking up in cheap supermarkets before catching the ferry. As someone who enjoys the local restaurants, I never see camper vans parked in the car parks.</p> <p>Nobody locally seems aware of this application or I think there would be a frenzy of objections. Please act with moderation and great sensitivity to protect this jewel of a place.</p>
05	<p>Regarding the Berneray campsite May application (24/00180/PPD) and Clachan sands, October application 24/00314/PPD, I object on the grounds that neither have a full environmental impact survey (unless they are not accessible to the public due to the cyber attack?). Whilst managing tourism on the island and providing an income for local communities is a must, these business models will derive financial profit from the island's unique ecosystems and therefore they have a responsibility to preserve and restore them as appropriate. Despite their potential, I cannot support either proposal without the appropriate EIA and resulting mitigating actions and ongoing responsibilities for sustainable management. This will be particularly important with the increased</p>

NO.	COMMENTS
	<p>footfall in both areas. I would however, like to commend the Benerary applicants for considering climate change adaptation, the scale of the campsite and the sensitive design of any infrastructure.</p> <p>I would hope both applications are being considered as part of a longer-term plan for managing tourism and other income-generating activities on the islands, including exploring ways of deriving value from the land through conservation (carbon credits etc) rather than land use change.</p> <p>If both applications can contribute to local communities, whilst protecting and ideally enhancing the natural ecosystems on which they rely, I very much look forward to seeing the projects take shape.</p>
06	<p>I write to object to the above planning application.</p> <p>The area earmarked for the camp site is one of the most beautiful stretches of North Uist coastline and the impact of such a sizeable operation is hugely worrying.</p> <p>The visual impact will be considerable, spoiling a currently stunning location. The beautiful views and wild, natural elements which this area affords will be lost.</p> <p>Access, for those of us who have been coming to walk the beach for years, will obviously be impeded.</p> <p>As the site is adjacent to the beach, there will be considerable damage to the unique machair habitat, and an impact on the abundant wildlife which can be found on and around the shore. I can't see how covering the machair protects it?</p> <p>This is already a busy area during the summer months and whilst unofficial camping takes place here, it has much less of an environmental impact than the current proposals. I also worry that increasing traffic to this location will be hugely detrimental to the local area. The roads are already congested and dangerous with campervans, cyclists and cars during the summer, and creating such a large facility here will compound an already fragile situation. There is no need to look further than the problems caused to communities by the NC500.</p> <p>Uist could so easily become the next NC500. Clachan Sands is a very special place for many Uist residents and I do not want to see it spoilt as other areas of Uist are being spoilt e.g. building a rocket launching site at Scolpaig ...the most hairbrained and ill thought out scheme I have ever come across, and one which is also damaging a VERY special part of our island.</p> <p>Please note that I strongly object to this planning application.</p>
07	<p>I'm writing to express my concern over the above planning application, and the potential effects on an Area of Outstanding Natural Beauty. I believe there will be detrimental effects on flora and fauna as well as the landscape, road infrastructure, plus environmental aspects eg noise, light , sea and sky pollution, disturbance to shore, sea and tidal islands etc. Tourists must come to this area because of its beauty and wildness, and I feel that this application will mean that tourists seeking this will be deterred rather than attracted to the area, thus affecting local businesses.</p>
08	<p>The proposed location is part of the North Uist Machairs and Islands SPA1 (Nature Scot site code: 8560). It has EU protection status: SPA Natura 2000 Code: UK9001051 and SAC Natura 2000 Code: UK0019804. The North Uist Machair SAC (UK0019804) and the North Uist Machair and Islands SPA (UK9001051) are designated as Sites of Special Scientific Interest (SSSI) under UK legislation. The SPA area also includes Berneray, Boreray and Pabbay SSSIs and these sites lie entirely within the North Uist Machair and Islands RAMSAR site. Scottish Government, through the Scottish</p>

NO.	COMMENTS
	<p>Biodiversity Strategy and the National Planning Framework 4 is committed to “seek benefits for biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats” NPF Policy 3 states that “Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible” The Machair at the location of planning application 24/00314/PPD is one of Scotland’s rarest and most fragile habitats. Machair is found nowhere else in the world but the north and west of Scotland and western Ireland and it is estimated that more than two-thirds of the global machair resource is found in Scotland³. Features of the SPA are breeding corncrake and breeding Dunlin and it is unclear what provision is in place to prevent disturbance of these ground nesting birds during their breeding season. Planning developments near or within a Special Protection Area (SPA), SAC or Ramsar Site require a Habitats Regulations Assessment (HRA) to determine if the proposed development could negatively impact the site's integrity. It is unclear from the proposed and amended development plan the level to which any environmental assessment has been undertaken and the plan does not offer suggestions how the proposed development will encourage wildlife and of how biodiversity will be improved. Consideration of the environmental impact of this development should be made, including consideration to take the site back from the shore to protect the dunes and machair from erosion and to reduce disturbance on ground nesting birds along the shore.</p>
09	<p>How can Scotland maintain its status as a home for wildlife, and allegedly one of the most beautiful countries in the world, if planning applications which damage wildlife and ruin, YES RUIN one of its most beautiful views, get through without apparently a moments’ thought. Shame on you for even considering this application. A campsite at Clachan Sands, yes, absolutely, but not on the dunes, the rare habitat for which the Western Isles are famous, and a so called protected area. An environmentally friendly campsite set back from the sea, from which people would have to WALK ON THEIR LEGS for four and a half minutes to see the view and walk on the fabulous beach, yes, but not where the current proposal has it. Really, rethink this dreadful decision. The west coast is gradually being degraded in so many ways, and the Outer Isles were one of the last bastions of normality, but clearly no longer if this is allowed to happen.</p> <p>> I haven’t researched income from other campsites, as I am fairly sure there will be only a tiny income from such a scheme, and obviously it will not create any significant jobs for anyone in the community. RETHINK PLEASE.</p>
10	<p>I write on behalf of RSPB Scotland in response to the above application which falls within the North Uist Machair and Islands SPA, which is designated for internationally important breeding populations of Corncrake, Dunlin, Ringed Plover, Redshank and Oystercatcher along with internationally important numbers of wintering Greenland Barnacle Geese, Turnstone and Purple Sandpiper. A defined Conservation Objective of SPAs include ensuring no significant disturbance to its designated features. Our data show that Corncrake breed within 100m of the main campsite site boundary and waders breeding within 100m of the access track plans. NatureScot guidance outlines that Corncrake and waders can be disturbed up to 100m away¹. Whilst we note the use of fencing in the plans to reduce potential disturbance there is a lack of information presented by the Applicant to allow an Appropriate Assessment of the impacts of the proposal to be undertaken by the Western Isles Council. We have concerns about the potential disturbance from construction works as well as the potential for increased recreational disturbance. This will need to be considered during a Habitats Regulations Appraisal to ensure no adverse effects on the SPA. If consent is granted, we recommend the following conditions are attached: 1. No construction works shall take place between the months of March and August inclusive. Reason: As the site falls with the North Uist Machair and Islands SPA and is within 100m of where qualifying species breed within this designated site. Disturbance around the site needs to be kept to a minimum during the breeding season in order that the integrity of the site is not adversely affected. 2. Suitable signage</p>

NO.	COMMENTS
	<p>is erected to reduce recreational disturbance on the machair from increased campervans, walkers, dog walkers etc... Reason: As tourism increases across the Outer Hebrides it brings increased risks from recreational disturbance to SPA qualifying features. Directing campsite users to suitable areas for recreation during the breeding season would help manage the increasing pressure on the SPA from tourism.</p>
11	<p>I am writing to object to the above proposed development. I am doing so on the grounds that:</p> <p>The proposed campsite to too big</p> <p>The development will be detrimental to the local ecosystem and natural environment</p> <p>The development will contribute to a growing drift towards overtourism in the Western Isles</p> <p>The Campsite is Too big Clachan Sands is a much loved part of North in the minds of many people. It is a hidden gem loved for its natural beauty and its sense of seclusion. All this is sure to go if it is overrun by as many as 25 camper vans and 15 tents, daily, over the summer months. The development will bring noise, light pollution and litter to an otherwise sleepy place. The main road and the track to the campsite will become much busier, disturbing the way of life of local people. A small campsite to replace the present 'honesty box' campsite may be required but not on the scale of this vast development.</p> <p>The Development will be Detrimental to the Local Ecosystem and Natural Environment The machair in Clachan Sands where the proposed campsite is intended to be built, is a unique but fragile habitat. The impact of numerous campervans, cars and people traversing the proposed campsite and its environs, daily, is bound to cause erosion, however much terram- matting is placed on the surface. Fencing off the campsite might help, but the regular footfall of crowds of children and adults on the sand dunes, campsite and surrounding croft is bound to cause further land degradation. The impact of cars and campervans will be worse. No warden can stop this. The plight of ground nesting birds is particularly serious. Most of our common birds like the lapwing, oystercatcher and dunlins are diminishing in numbers. It is very likely that the presence of lots of people and the business and noise that they generate, will frighten off these birds, as has happened in Balranald Nature Reserve, according to local birdwatchers. The probable increase of dogs with the opening of this campsite, will not help our local birds either.</p> <p>The Drift Towards Overtourism According to Sustainable Travel International 'Overtourism occurs when too many visitors flock to a destination, exceeding its ability to manage them sustainably and leading to negative impacts such as overcrowding, environmental degradation, strained infrastructure, reduced quality of life for residents, and a diminished visitor experience'</p> <p>Overtourism is now a problem internationally and nationally. In Uist, its main impact is felt by people who can't find long-term lets. This is because many vacant properties in Uist are now rented out on a short- term basis to tourists, through Airbnb and Booking.com, a much more lucrative option for landlords. Overtourism can also be seen in congested roads in the summer when locals can't get to work because of campervans blocking the way or cyclists hogging the centre of the road, creating unhappiness and frustration. This has been a huge issue in Skye , Orkney and communities along the West Highland Way in recent years, with increased visitors numbers and a backlash by local people. This is not the case in the Western Isles yet, but with the coming of the big cruise ships to Stornoway recently, larger ferries and the increase in all sorts of tourist accommodation, it is easy to imagine how this could happen. Now there is the phenomena of the new 'state of the art' camp sites, which, if their numbers increase, could create more problems.</p>

NO.	COMMENTS
	<p>People complain about campervans now. 'They damage our small rural roads' 'They bring all their supplies from the mainland'. 'They do not contribute to the local economy'. Suddenly, we now have the prospect of two large camp sites in North Uist, in Berneray and Clachan Sands. Will this phenomena be allowed to mushroom? Should the council not be encouraging, more environmentally friendly, low impact ventures, more suitable for a place like the Hebrides?</p>
12	<p>To whom it may concern</p> <p>It is with much regret that I have noticed the above application and feel I must register my dismay. If the protective designations (Such as SSSI MPA etc) that currently apply to this area mean anything whatsoever, it is clear that this is a site which should not be developed in this manner. There is no attempt at any kind of consultation or environmental impact assessment whatsoever. The area is much visited and is cherished and used by local people and by visitors to the islands. It is valued as a place that is special, for many people together with birds and wildlife.</p> <p>The current facilities that are provided are basic, but adequate for the kind of visitors that use the area. It is possible to stay and leave no signs of having been there. The bay is a favourite area for wild swimming as well as being a clean and safe beach for families and a haven for nature. The proposed provision of hard standing for motor caravans and towing caravans is unnecessary as the Machair landscape offers a solid footprint for vehicles throughout the year due to its excellent drainage.</p> <p>The proposed building is unrefined and will destroy the visual aspect of the area and discharge sewage via a soak away into the pristine bay. This is at best, disgusting and is to be avoided at all costs. There are no economic benefits as a result of these proposals to anyone who lives on this island apart from those seeking this development. The likelihood of any serious employment opportunities are negligible, and the site already provides a financial return to its owner who currently charges those staying on the site.</p> <p>Caravans and RVs have their own facilities and do not require showers and toilet facilities. It would be more useful to develop bespoke facilities for grey water disposal and sewage in a more appropriate manner elsewhere. It is unnecessary to allow this site to deteriorate in this manner and undermine the very element that brings visitors and locals to this special place. It belongs to all of us</p>