

POLICY ZONE F: PORT ANN TO EAST KAMES

LANDSCAPE CHARACTERISTICS

Most of the hinterland adjacent to this policy zone is wooded, with some open ground around Kames, and trees extending to the foreshore in places. The upland is hummocky in landform and is composed of large areas of coniferous woodland.

SEASCAPE CHARACTERISTICS

The shoreline is predominantly composed of cobbles interspersed with large glacial boulders overlying finer pebbles and sand. North of East Kames, the shoreline is narrow and composed of pebbles and rocks with large glacial boulders scattered throughout. From Kames to Port Ann, the coastline is varied, from the more exposed, outward orientated character of the wooded headland, to the sheltered bay of Port Ann, where enclosure is further reinforced by steep slopes and the presence of an offshore island. Generally, the coastline is open with gentle indentations, which contrast further with stretches of regular coastal edge and the sweeping bay at Kames. There are a couple of small rocky outcrops offshore, the most significant being Clach Gharbh. The variation in the channel width of the loch creates a sense of expansiveness where the sea channel is at its widest, notably at Kames.



Coastline looking south from West Otter



East Kames Bay

ACCESS

Access to the shore is limited. In the south of the policy zone, forestry land buffers the shore from the trunk road and access is by a forest path to a picnic site located by the remains of a pier and ferryman's cottage at West Otter Ferry. North of this, there is no easy public access to the shore. A few properties at East Kames are located close to the shoreline, but out of sight of the road. Here, some residents have boats which are launched from trailers across the shore as there is no formalised access.



Old ferry pier and slipway
at West Otter on Port Ann trail

VISUAL AMENITY

The trunk road is located away from the coastal edge, much of which is inaccessible. At only one short stretch along the road there is a view over the loch and this is to the north east over East Kames Bay. From the picnic site at West Otter Ferry, views are open to the south and east, but are limited looking north by a small headland. Views from properties along this coast are onto East Kames Bay. Recreational access through the woodland at Port Ann leads to a derelict settlement at West Otter Ferry and to a viewpoint which affords expansive views south over Glas Eilean to the lower loch.



View of East Kames Bay from the Port
Ann trail



View south from the Port Ann trail

SETTLEMENTS

There are a limited number of properties along this coast with the main settlements at Middle Kames and East Kames. Middle Kames properties are elevated and set back from the coast close to the trunk road. The small numbers of properties at East Kames are located very close to the shore.

CURRENT USES

Refer to policy zone F map for locations of current activities.

Fishing

Commercial trawling activity occurs on the seaward side of this zone in water deeper than 20 m.

Marine Infrastructure

Subsea power and communication cables cross into the south of the policy zone from the east side of the loch and land close to West Otter Ferry. An out of service telephone cable lands approximately 1 km south Clach Gharbh.

Recreation

Some boat angling activity takes place at the southern end of the area. Shore angling from the old pier at West Otter Ferry is encouraged in the interpretive materials linked to the forestry trail leading from Port Ann.



Start of the Port Ann trail



West Otter ferry pier and picnic area

DESIGNATIONS

Refer to policy zone F map for areas covered.

Argyll & Bute Development Plan (Structure and Local Plan)

- The whole coastline is classified as 'Undeveloped Coast' (a coastal area of Sensitive Countryside).
- A small area north of Middle Kames and west of East Kames is designated as a Rural Opportunity Area.
- The immediate coastline adjacent to this policy zone is part of the West Loch Fyne Coast Area of Panoramic Quality.

Other Designations

- The 'Loch Fyne Coastal Strip' Shellfish Growing Water extends throughout the length of the policy zone.

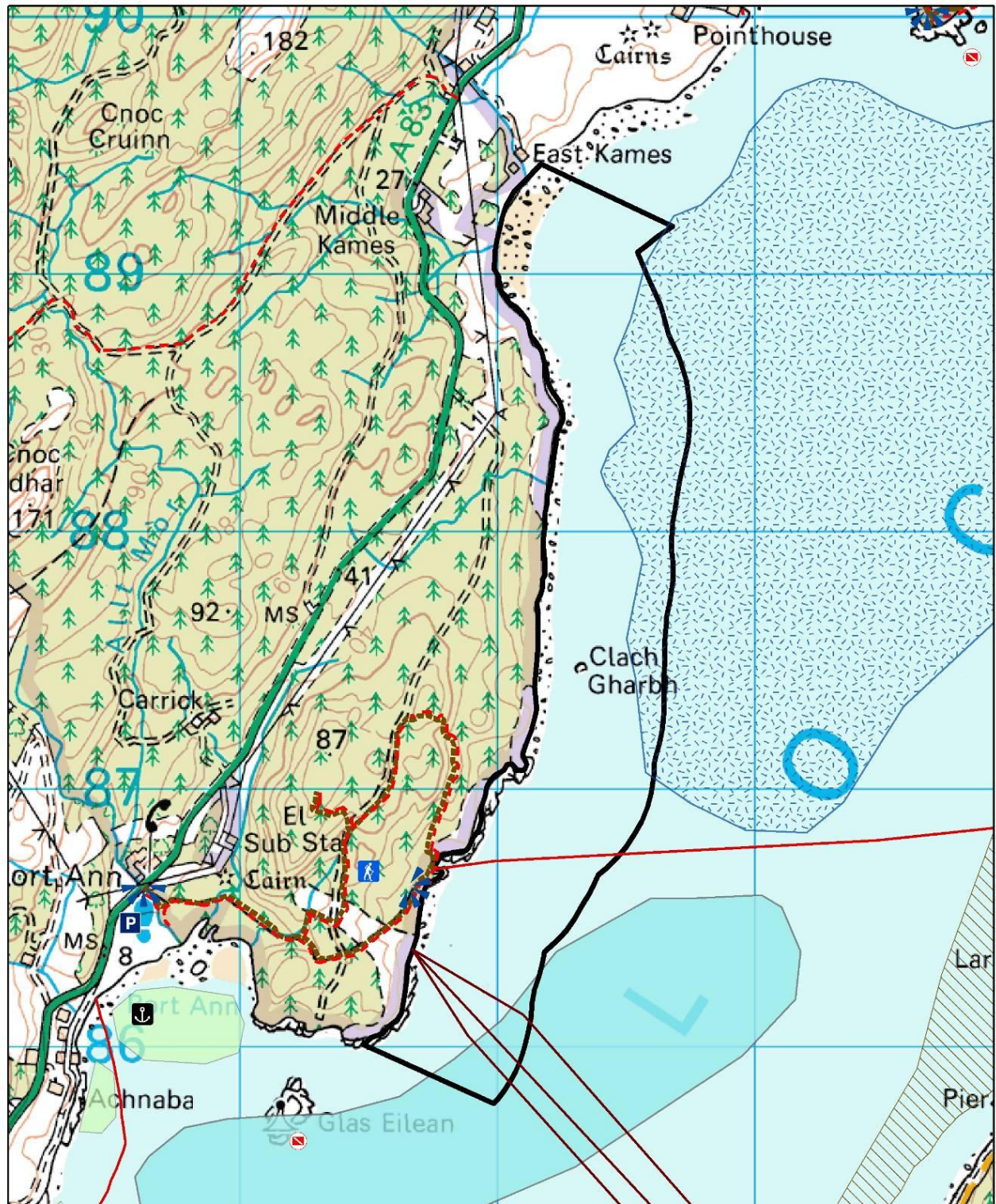
WILDLIFE

Sublittoral diving surveys carried out by the Marine Nature Conservation Review (MNCR) south of Clach Gharbh identified areas of shelly sandy sediments with sparse fauna (Howson & Davies 1988). The skerries of Clach Gharbh are utilised intermittently by seabirds, but not for breeding.

HISTORICAL FEATURES

The only significant feature of historical interest in this policy zone is the pier and slipway at West Otter Ferry.

POLICY ZONE F MAP – Current Uses & Activities

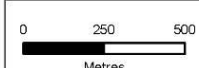


Legend

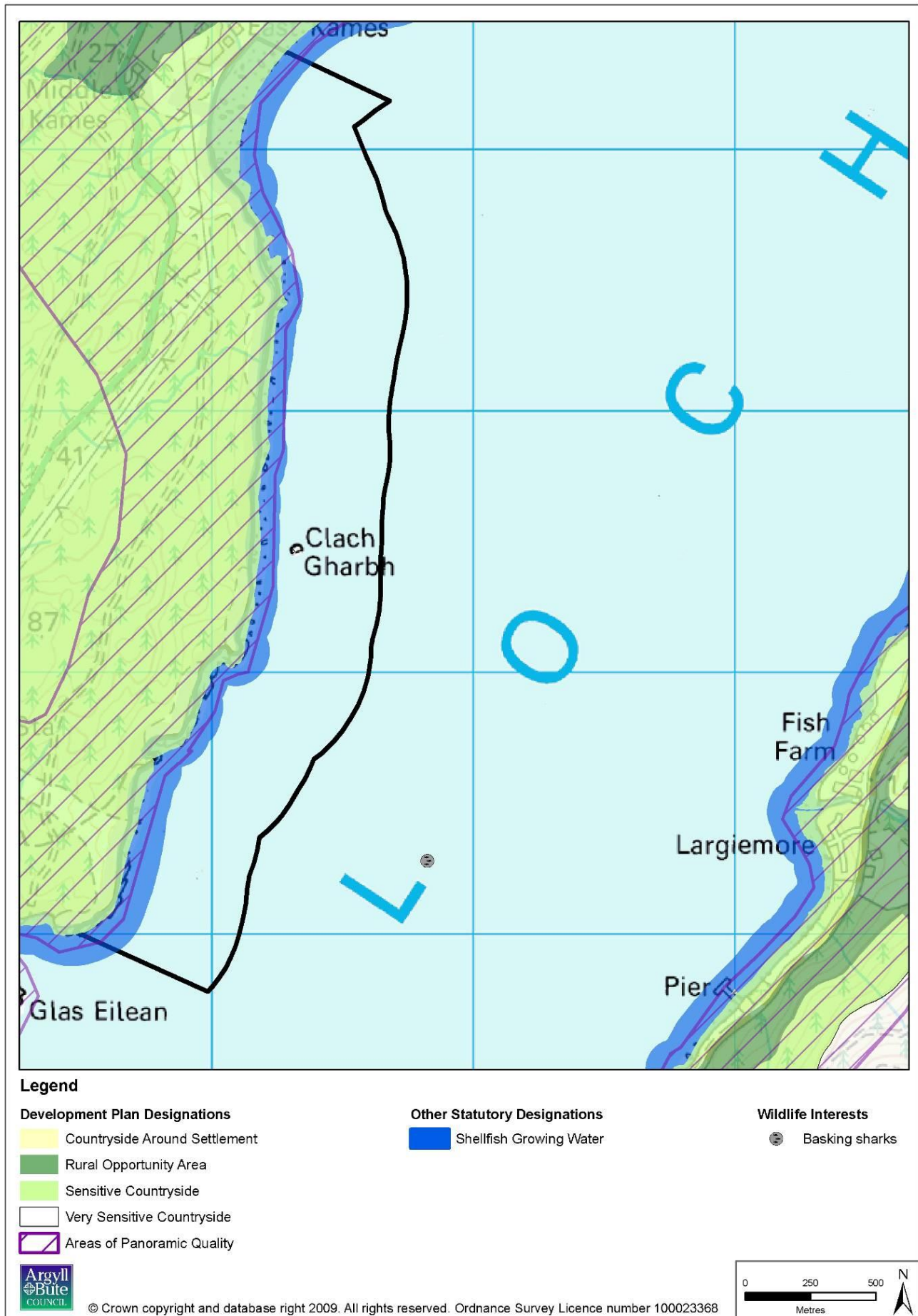
Commercial Fishing	Infrastructure & Discharges	Loch Access	Recreation & Tourism	
Nephrops trawling/creeling	Subsea telephone cable	Public slipway	Preferred angling areas	Dive sites
Previous queen scallop fishery	Subsea power cable	Anchorage	Proposed core path	Viewpoint
Scallop diving			Coastal forest path	Parking
			Coastal path location	



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POLICY ZONE F MAP – Designations, Wildlife Interests & Historic Features



OPPORTUNITIES AND CONSTRAINTS FOR FUTURE USE AND DEVELOPMENT

Constraints

Future Use

Infrastructure	Subsea cables in the south of this policy zone could be damaged by trawling, dredging and anchoring of commercial and recreational vessels. The presence of these cables restricts trawling and dredging in this area. Mariners should take care not to anchor close to or over the subsea cables.
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Development

Landscape	<p>The setting of the abandoned settlement at West Otter Ferry is relatively sensitive to intrusive development.</p> <p>Development in the south of this policy zone would be highly visible from the Port Ann Trail.</p>
Infrastructure	Subsea power cables could be damaged by new moorings or the anchoring/mooring of new finfish or shellfish farms. Development is therefore restricted in the south of the policy zone and onshore development should avoid locations where these cables come ashore, in order to allow access for maintenance.
Fishing/Navigation	Shellfish and particularly finfish development is normally sited in water depths of at least 20 metres. This would conflict with trawling ground in this policy zone and development in this area has potential to affect navigation.
Wildfish Interests	Argyll Fisheries Trust have identified that a new finfish farm in this policy zone would present a risk to wild salmonid populations. Non-salmonid finfish development may present less risk, but any proposals would require careful assessment.

Opportunities¹

Development

Aquaculture	<p>Potential for finfish or shellfish aquaculture development, although positioning would have to be considered with care for navigational reasons due to the commercial fishing traffic utilising the area to the east.</p> <p>Reasonably close to Ardrishaig where there may be potential for aquaculture shore-base facility development.</p> <p>Visual impact of marine developments is minimal between West Otter Ferry and East Kames as views from the land are restricted. From the Cowal side of the loch, views are long and distant. The wooded shores and bands of rock would allow development to merge into the background.</p> <p>More expansive stretches of water, particularly at Kames, offer opportunities to absorb structures within a wider panorama and regular stretches of coastline offer some opportunity for larger-scale linear development.</p> <p>The 'Loch Fyne Coastal Strip' Shellfish Growing Water extends throughout the length of the policy zone and coastal water quality should be maintained at an appropriate standard for shellfish growing.</p>
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¹ The opportunities identified are indicative, subject to obtaining the required consents, and do not preclude development applications and activities elsewhere.

DEVELOPMENT POLICIES FOR AQUACULTURE²

Where the following development policies indicate presumption in favour of development, this will be subject to any development proposal being consistent with relevant policies within the Argyll and Bute Development Plan (Structure and Local Plan).

MARINE FINFISH DEVELOPMENT POLICY

Marine Finfish Development Policy PZF-1

There will be a general presumption in favour of finfish development within the stretch of coastline south of East Kames Bay to the small offshore island of Clach Gharbh, subject to there being no significant adverse impacts.

See Table PZF for additional guidance

Justification

- Landscape/seascape capacity assessment identified some potential for finfish development (Grant 2007).
- This stretch of coast is relatively regular, with a wooded foreshore which could act as a backdrop to development when viewed from Ardcastle and the opposite shore (Grant 2007).

MARINE SHELLFISH DEVELOPMENT POLICY

Marine Shellfish Development Policy PZF-2

There will be a general presumption in favour of mussel or scallop farm development within the stretch of coastline south of East Kames Bay to the small offshore island of Clach Gharbh, subject to there being no significant adverse impacts.

See Table PZF for additional guidance

Justification

- Landscape/seascape capacity assessment identified some potential for mussel or scallop farm development (Grant 2007).
- This stretch of coast is relatively regular, with a wooded foreshore which could act as a backdrop to development when viewed from Ardcastle and the opposite shore (Grant 2007).

Marine Shellfish Development Policy PZF-3

There will be a general presumption in favour of oyster farm development in Kames Bay, subject to there being no significant adverse impacts.

See Table PZF for additional guidance

Justification

- Landscape/seascape capacity assessment identified some potential for oyster farm development (Grant 2007).

ON-SHORE AQUACULTURE-RELATED DEVELOPMENT POLICY

On-shore Aquaculture-Related Development Policy PZF-4

There will be a general presumption against on-shore aquaculture-related developments on land adjacent to policy zone F.

Justification

- There are no appropriate areas for shore-base development along the coast in this zone (Grant 2007).
- Although landscape impact may be limited if shore-base facilities were located around the settlement of Kames, increased commercial vehicle traffic, and the lack of a safe connection onto the trunk road could limit potential development (Marine & Coastal Development Unit 2009).

² Policies do not preclude the submission of applications for shellfish or finfish development in areas where presumption against development has been identified.

SUPPLEMENTARY GUIDANCE ON POTENTIAL AQUACULTURE DEVELOPMENTS

TABLE PZF - Guidance on location, scale and other considerations

Cumulatively, Policy Zone F can accommodate only one of the potential finfish, mussel, scallop or oyster developments outlined in the following table.

Development Type	Location	Suggested Maximum Scale	Comments
Finfish, Mussel or Scallop Farm	South of East Kames Bay to Clach Gharbh	Medium	<p>Most appropriate location is between the southern end of the bay at East Kames and the island at Clach Gharbh.</p> <p>Avoid intrusion into views from West Otter Ferry, the A83, and around the island of Glas Eilean. Development should be aligned parallel to the coast and as close to shore as possible.</p> <p>Development proposals should give particular consideration to effects on navigation and existing commercial trawling activity.</p> <p>For new non-salmonid farms, production should not start until a separate annex for non-salmonid farming has been developed as part of the current AMA.</p>
Oyster Farm	Kames Bay	Medium	Most appropriate location from a landscape perspective is likely to be the south end of Kames Bay.

CONSULTATION FOR AQUACULTURE DEVELOPMENT

As part of the development process, potential developers (during pre-application development scoping) and Argyll and Bute Council Planning Officers (during assessment of applications) are encouraged to consult with the following individuals and organisations in addition to the normal statutory consultees (see Appendix VI). Contact details for statutory and non-statutory consultees are provided in Appendix XI.

Consultees	New Finfish	New Mussel/Scallop	New Oyster
Argyll Fisheries Trust	✓	✓	
Clyde Area Management Group	✓	✓	✓
Clyde Fishermen's Association	✓	✓	
Clyde Inshore Fisheries Group	✓	✓	
Kilfinan Community Council	✓	✓	✓
Lochgilphead Community Council	✓	✓	✓
Scottish Creelers and Divers Association	✓	✓	
Strachur Community Council	✓	✓	✓
West Lochfyne Community Council	✓	✓	✓