

## POLICY ZONE N: KILBRIDE ISLAND TO OTTER FERRY

### LANDSCAPE CHARACTERISTICS

Steep slopes rise directly behind the shoreline to an uneven hummocky landform with rock outcrops and some narrow glens. Occasionally along the coastal fringe flat areas of alluvial deposits are found. Generally the landscape is a mix of grazed hilly moor land and flat coastal alluvial platforms. The upper slopes of the land are mostly commercial forestry plantation.

### SEASCAPE CHARACTERISTICS

The varying width of the water channel along this stretch of coastline creates wider expanses of water which are perceived as a large-scale, more open space. South of Kilbride Island the coastline is particularly indented around to Lachlan Bay, where the Strathlachlan River opens into Loch Fyne. Lachlan Bay has a relatively large estuarine intertidal and salt marsh area. To the south, the coastline is significantly more even and regular with intermittent headlands and indentations being formed by alluvial deposits particularly at Lephinmore, Lephinchapel and Largiemore. The foreshore is largely made up of shingle and narrow stony beaches with the odd bedrock outcrop on the backshore, which will occasionally transect the shore.



Part of the indented coastline between Kilbride Island and Castle Lachlan with Furnace quarry in the background



Part of the indented coastline between Kilbride Island and Castle Lachlan



Lachlan Bay intertidal flat with New Castle Lachlan in the background

### ACCESS

Access to this part of Loch Fyne's coast is via the single track B8000. Two-way traffic is accommodated by passing places and there are few points along this road where parking is possible. The shore can be accessed easily, and is encouraged at Old Castle Lachlan where there is a bridge leading from the Inver Cottage Café across the Strathlachlan River to the Castle ruins. There is also an opening onto the beach where a boat could be launched. Boat launching facilities are available at Largiemore, but are for private use by those utilising the chalets. There is an informal shore access point which could accommodate a boat trailer just north of Otter Ferry, and a large wooden private pier backing onto a property just south of Largiemore. South of Lachlan Bay shore access is limited by the lack of safe parking areas, although it is quite common for recreational divers to park in passing places and on the road verge at some popular sites along this stretch of road.

### VISUAL AMENITY

The shoreline is consistently overlooked from the road, which is often very close to the shore. The road generally follows the coastline, except where it swings inland for short stretches away from the fertile land of the alluvial fans. Views focus along the length of loch to both the north and south. Notable viewpoints include the Old Castle Lachlan headland, the slightly elevated views around the alluvial platforms at Lephinmore and Lephinchapel, and the open views to the north and west from Otter Ferry. A forestry road north of Lephinmore gives commanding views over the Minard Isles and south to the Otter Narrows, although this road is likely to have limited use by walkers. Views from the B8000 are intermittent in places due to a narrow band of vegetation between the road and the shore.



View north with Eilean Aoghainn in the distance



Elevated view south over Lephinmore to the Otter Narrows and beyond



Ruin of Old Castle Lachlan

## SETTLEMENTS

Settlement is sporadic, with a focus on the flat alluvial fans associated with tributary watercourses. There is a holiday chalet development at Largiemore, and industrial developments at Lephinmore and Largiemore.



Alluvial fan platform common along this stretch of coastline, and the focus for most settlement

## CURRENT USES

*Refer to policy zone N map for locations of current activities.*

### Recreation

#### Angling

Recreational angling is popular from the shore, which occurs from the north of this policy zone, south to Lephinmore Point.

#### Diving

There are five dive sites in this policy zone.

#### Coastal Paths

Coastal paths lead to the ruin of Old Castle Lachlan and around the coast to overlook Kilbride Island. Camping is also popular along this coast.

#### Sailing

There are private moorings associated with the various settlements at Lachlan Bay, Largiemore and Otter Ferry. Twenty four moorings are leased by and located in front of the Largiemore Chalet Park. Lachlan Bay and Otter Ferry are both charted anchorages. Additionally, there is a public slipway and private pier between Largiemore and Otter Ferry. Small recreational boats also utilise the coast for fishing and sightseeing.



Recreational boats moored at the Largiemore Chalets

### Aquaculture

There are no water based aquaculture operations, but significant on-shore developments are present at Largiemore and Lephinmore. At Largiemore the facilities for Otter Ferry Seafish are located. This is a substantial halibut smolt production facility, which is dependent on a clean water intake from the loch into an open circulating system which flows through the various tanks in the facility and back into the Loch. A similar facility at Lephinmore is currently not in use.



Otter Ferry Seafish Halibut smolt production facility at Largiemore

### **Fishing**

Trawling and creeling for *Nephrops* skirts the outer edge of the Policy Zone from Lachlan Bay to Goirten Croft. Dredging for queen scallops has occurred in the past along most of this policy zone and may be fished again in the future.

### **Marine Infrastructure**

A subsea telephone cable runs parallel to the shore, from the north of the policy zone until it reaches Largiemore, where it transects the loch landing just north of Port Ann.

### **Discharges**

There are two consented discharges in this policy zone at Lephinmore Point and Largiemore fish hatchery.

## **LOCAL PLAN & OTHER DESIGNATIONS**

*Refer to policy zone N map for areas covered.*

### **Argyll & Bute Development Plan (Structure and Local Plan) Designations**

- The coast immediately adjacent to this policy area is mostly designated as 'Undeveloped Coast' (a coastal area of Sensitive Countryside).
- Exceptions to this are a series of Rural Opportunity Areas at Barnacarry, north of Lephinmore, north of Lephinchapel, at Lephinchapel, at Goirtein Croft and to the east of Largiemore.
- There is also an area of 'Developed Coast' (a coastal area of Countryside around Settlement) at Lephinmore.
- The coastal hinterland is part of the East 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**

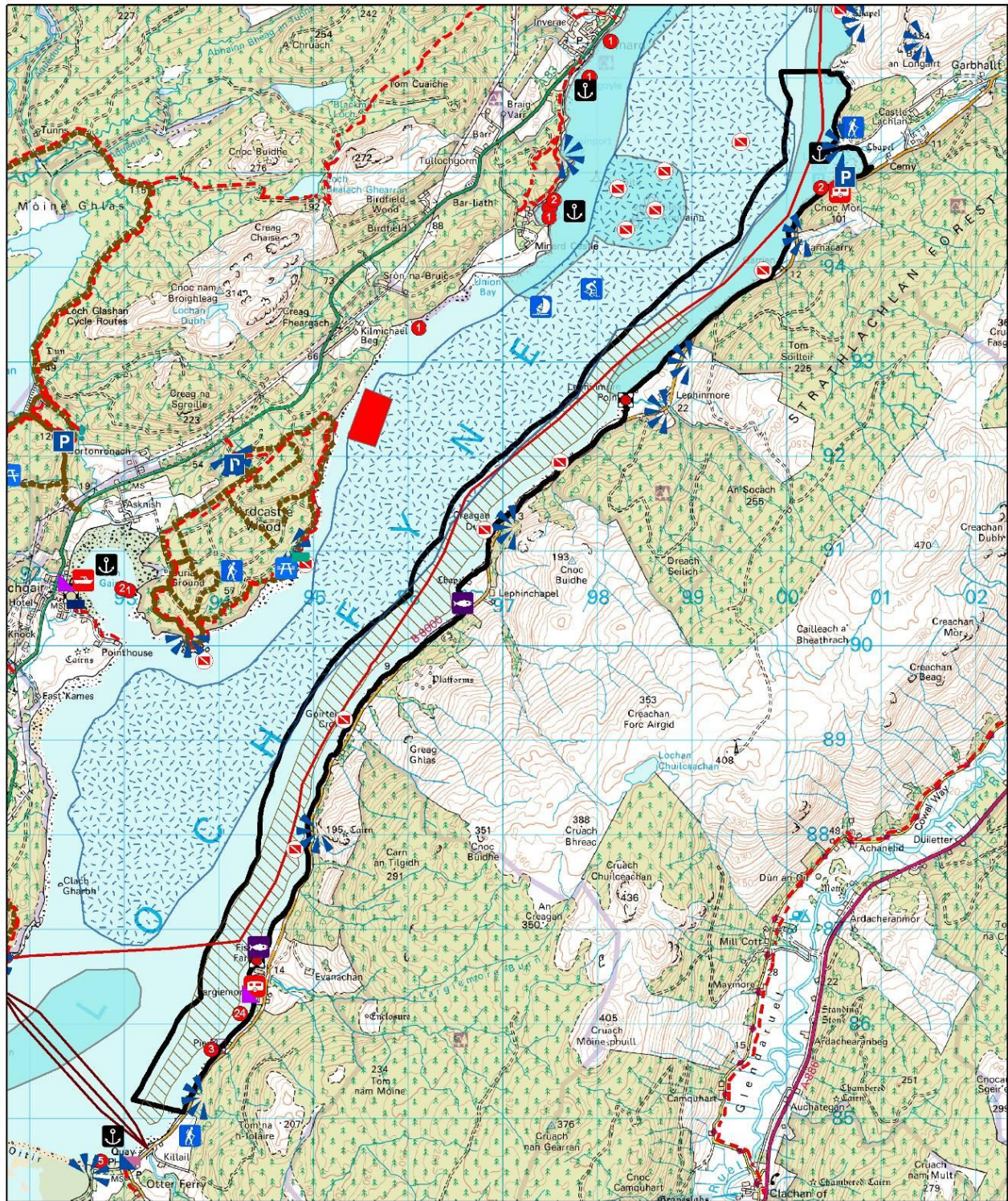
Habitats of interest in this policy area include the small intertidal estuarine area at the mouth of the Strathlachlan River and the small salt marsh habitat on the west side of the bay. Along this stretch of coast, the sub tidal area is described as sheltered infralittoral bedrock, boulders and cobbles giving way to sediment slopes at fairly shallow depths. The Strathlachlan River which is significant in terms of wild salmon and sea trout runs into this policy zone, and is one of the rivers included in a loch wide restoration project. The River Lephinmore and Lephinchapel burn are also part of this restoration project.

## **HISTORICAL FEATURES**

The main historical feature adjacent to this policy zone is the scheduled ancient monument, Castle Lachlan also known as Old Castle Lachlan which was the seat of the MacLachlans. Originally built between the 13<sup>th</sup> and 15<sup>th</sup> centuries it has a prominent position on the banks of Loch Fyne adjacent to the Strathlachlan River mouth. This castle is now a category A listed ruin and has undergone some preservation work. Approximately 1 km to the north east, but inland from the coast, the new Castle Lachlan which was built in the 1800s can be seen. The chapel at Lephinchapel is a scheduled ancient monument.



## POLICY ZONE N MAP – Current Uses & Activities



### Legend

#### Commercial Fishing

- Nephrops trawling/creeling
- Previous queen scallop fishery

#### Aquaculture

- Finfish lease
- Fish hatchery

#### Infrastructure & Discharges

- Subsea power cable
- Subsea telephone cable
- Private outfall
- Commercial outfall

#### Loch Access

- Jetty
- Pontoon
- Private jetty
- Private pier
- Private slipway
- Public slipway
- Anchorage
- Moorings

#### Recreation & Tourism

- Preferred angling areas
- Proposed core path
- Coastal forest path
- Coastal path location
- Dive sites
- Boat/yacht club
- Caravan park

- Jet skiing
- Windsurfing
- Viewpoint
- Parking
- Picnic sites



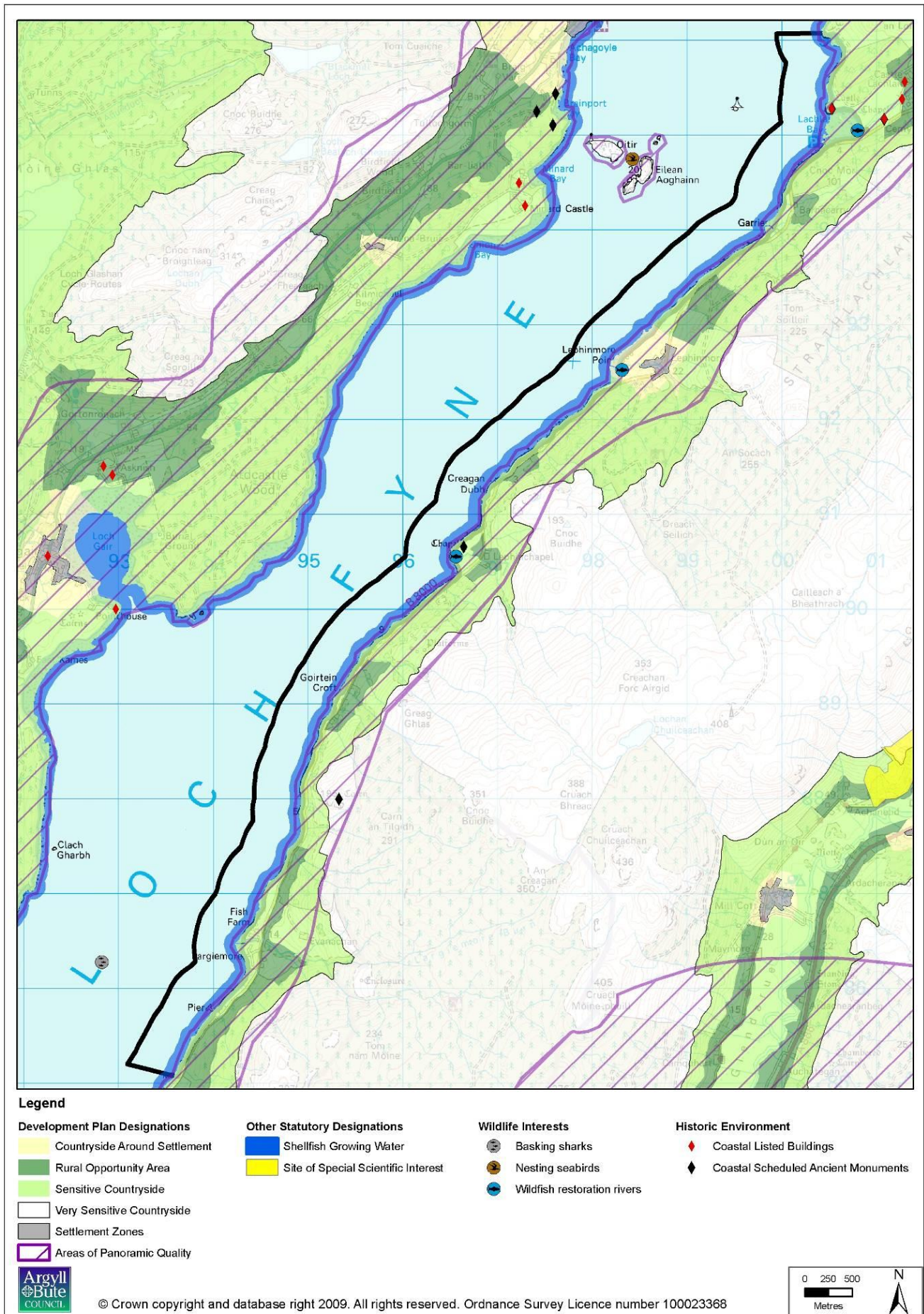
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## POLICY ZONE N MAP – Designations, Wildlife Interests & Historic Features



## OPPORTUNITIES AND CONSTRAINTS FOR FUTURE USE AND DEVELOPMENT

### Constraints

<i>Future Use</i>	
<b>Lack of Parking</b>	South of Lachlan Bay, shore access is limited by the lack of safe parking areas, and it is quite common for recreational divers to park in passing places and on the road verge at some popular dive sites along this stretch of road.
<b>Infrastructure</b>	The out of service telecommunications cable in this policy zone could be damaged by trawling or anchoring of commercial and recreational vessels.

<i>Development</i>	
<b>Landscape</b>	The small-scale bays located between Kilbride Island and Old Castle Lachlan would be quickly dominated by larger structures and are too small to contain development.
	The settings of Old Castle Lachlan, the chapel at Lephinchapel and point features such as Eilean Aoghainn, are sensitive to development.
	Beyond Lachlan Bay, the coast is almost continuously overlooked, including both occasional elevated views, and views from the coastal road.
<b>Settlements</b>	The opportunity for aquaculture development in this policy zone is somewhat limited because of the open and settled nature of the coast.
	The strong, repeating pattern of developed alluvial fans and less developed coastline could be used to focus development where it reinforces this pattern, but off-shore fish farms are then likely to conflict with views from housing.
<b>Navigation</b>	Development at Lachlan Bay and Largiemore would be restricted by private and visitor moorings and marked anchorages.
<b>Activities</b>	New aquaculture development in this policy zone will need to take account of important wildfish rivers, preferred areas for angling and dive sites.
<b>Water quality</b>	The onshore halibut facility at Largiemore relies on a clean water intake and any development that might result in localised effects on water quality could affect this facility, if located adjacent to it.
<b>Infrastructure</b>	The out of service telephone cable, running parallel to the coastline does not preclude aquaculture or mooring development, but British Telecom (BT) should be consulted on any proposals made in the vicinity of this cable.
	Access via the B8000 to shore-base facilities, and product transportation along this road which is single track, would be restrictive as there are a number of small bridges with maximum loadings of 3 and 10 tonnes.
<b>Wildfish Interests</b>	Argyll Fisheries Trust have identified that new finfish farm development 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.

## **Opportunities<sup>1</sup>**

### ***Future use***

<b>Recreation</b>	<p>The Loch Fyne ICZM group identified the need to improve loch access and traffic management, at locations where scuba diving and shore angling are popular along the B8000 between Newton and Otter Ferry.</p> <p>The road could be widened or car parking and turning areas developed at these locations, which may encourage visitation to the area whilst preventing the traffic management problems which on occasion currently exist.</p>
<b>Marine Access</b>	<p>There is an opportunity to improve access to the water for recreational users as part of any new coastal infrastructure development proposals. Such proposals could explore the potential for allowing tour boat operators, boaters/kayakers, divers and anglers to access any proposed infrastructure or to provide additional parking, dedicated launching points or toilet facilities.</p>

### ***Development***

<b>Aquaculture</b>	<p>The regular shape of the coastline offers the opportunity for simple, linear structures to be aligned to reflect this form and the expanse of visible water and relatively large-scale of space could absorb larger structures without being dominated by them.</p> <p>There is potential for up to medium-scale finfish, mussel or scallop development, if located on regular stretches of coastline near to (but not directly in front of) alluvial fans and aligned parallel to regular coastline, close to shore.</p>
<b>On-shore Aquaculture</b>	<p>While no opportunities for new on-shore development were identified there may be potential to utilise the existing on-shore development at Lephinmore.</p>

## **DEVELOPMENT POLICIES FOR AQUACULTURE<sup>2</sup>**

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 PZN-1**

There will be a general presumption in favour of finfish development, subject to there being no significant adverse impacts. *See Table PZN for additional guidance*

#### **Justification**

- The potential to site development in this seascape relates largely to siting linear structures adjacent and parallel to the more regular stretches of coast. This however, conflicts with the existing relatively strong pattern of settlement and on-shore development which primarily relates to the alluvial fans. Scope for development is therefore limited, with regular stretches of coastline near to alluvial fans probably offering the best compromise. Finfish farm cages could be accommodated in these locations (Grant 2007).

<sup>1</sup> Opportunities identified are indicative, subject to obtaining the required consents, and do not preclude development applications and activities elsewhere.

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



## MARINE SHELLFISH DEVELOPMENT POLICY

### Marine Shellfish Development Policy PZN-2

There will be a general presumption in favour of mussel or scallop development in this policy zone, subject to there being no significant adverse impacts.

See Table PZN for additional guidance

#### Justification

- The potential to site development in this seascape relates largely to siting linear structures adjacent and parallel to the more regular stretches of coast. This however, conflicts with the existing relatively strong pattern of settlement and on-shore development which primarily relates to the alluvial fans. Scope for development is therefore limited, with regular stretches of coastline near to alluvial fans offering the best compromise. Mussel lines and scallop farms could be accommodated in these locations (Grant 2007).

### Marine Shellfish Development Policy PZN-3

There will be a general presumption against any scale of oyster farm development in this policy zone.

#### Justification

- Oyster farming is not appropriate in this policy zone because of the limited and highly visible stretches of intertidal in this policy zone (Grant 2007).

## ON-SHORE AQUACULTURE-RELATED DEVELOPMENT POLICY

### On-shore Aquaculture-Related Development Policy PZN-4

There will be a general presumption against new aquaculture-related infrastructural developments on land adjacent to policy zone N.

#### Justification

- There are no opportunities for new on-shore development within existing settled areas and on-shore development is further restricted by the limited road access via the B8000 (Marine and Coastal Development Unit 2009).

## SUPPLEMENTARY GUIDANCE ON POTENTIAL AQUACULTURE DEVELOPMENTS

### TABLE PZN - Guidance on location, scale and other considerations

A maximum of two developments of up to medium-scale could be accommodated in this policy zone – either one finfish or mussel development plus one scallop, or two scallop developments.

Development Type	Location	Suggested Maximum Scale	Comments
<b>Finfish / Mussel or Scallop</b>	Lachlan Bay to Otter Ferry	Medium	<p>Development should focus on regular stretches of coastline near to (but not directly in front of) alluvial fans and aligned parallel to regular coastline, close to shore.</p> <p>Development should use a wooded backdrop as an immediate setting wherever possible and avoid the headland on which Lephinchapel sits.</p> <p>Location should take account of preferred angling areas, charted anchorages, moorings and dive sites, and commercial fishing grounds.</p>



			<p>Development at Lachlan Bay and Largiemore should be avoided due to potential conflict with the on-shore halibut facility, private and visitor moorings and marked anchorages.</p> <p>Particular consideration should be given to potential risk to wild salmonid populations. 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>
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## 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, Mussel or Scallop
British Telecom	✓
Clyde Area Management Group	✓
Clyde Fishermen's Association	✓
Clyde Inshore Fisheries Group	✓
Kilfinan Community Council	✓
Lighthouse Caledonia	✓
Lochgilphead Community Council	✓
Royal Yachting Association	✓
Scottish Creelers and Divers Association	✓
Scottish Federation of Sea Anglers	✓
Scottish Sea Angling Conservation Network	✓
Scottish Sub-Aqua Club	✓
Strachur Community Council	✓
West Lochfyne Community Council	✓