

POLICY ZONE I: FURNACE TO RUBHA NAM FRANGACH

LANDSCAPE CHARACTERISTICS

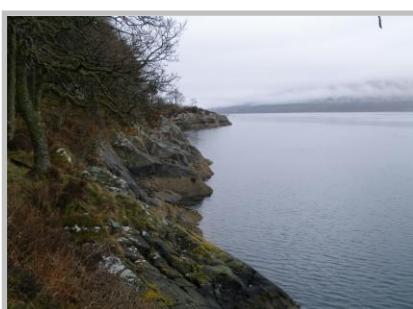
The land adjacent to this policy zone is hummocky in form and dominated by coniferous woodland down to the shore at many points along the coast.

SEASCAPE CHARACTERISTICS

The shore from Furnace to Pennymore is composed of small boulders and cobbles, with angular rocks on the upper shore. From Pennymore to Kenmore, the shore is composed of a steep narrow band of bedrock which transitions into cliffs approximately 10 m high. The bedrock shoreline is broken by a pebble beach before meeting a bedrock headland at Kenmore. From Kenmore to Rubha nam Frangach, the coast is a more typical mix of boulder, pebbles and shingle shores. The overall shape of the coastline is dominated by the continuous outward-orientated curve of land, which limits visibility down the length of the coast from the foreshore. There are occasional small promontories and tiny bays (e.g. at Kenmore and Pennymore), but the coastline is relatively regular in shape. The loch at this point is relatively narrow (approximately 2 km).



View of Furnace breakwater and salmon farm from Pennymore



Bedrock cliffs between Pennymore and Kenmore



The shoreline becomes a more typical mix of cobbles, pebbles, shingle and sand leading up to Rubha nam Frangach

ACCESS

Accessibility is limited to private paths which link the settlements, and via boat. Most of the area is secluded and relatively tranquil, a characteristic which is enhanced by the distance from the public road and the partial inaccessibility of the foreshore. There is private access to the foreshore at Pennymore and Kenmore. The bedrock shoreline between these points can be accessed on foot, and is often done so by shore anglers. Access to the shore is easy from the forestry path from Kenmore round to the Argyll Caravan Park to the north, and there are a couple of locations along the path which have been utilised for camping and picnicking.

VISUAL AMENITY

There are no views from the main trunk road onto this policy zone, and views from the forestry track adjacent to the shore are mostly obscured by vegetation and woodland. From Kenmore to Rubha nam Frangach, views are more open along the track. From Kenmore Point views are extensive to the north and east.



Coast north of Kenmore



View north of Kenmore including Creggans salmon farm site

SETTLEMENTS

Settlement is limited to occasional houses, particularly associated with the tiny bays at Kenmore and Pennymore, and on the track leading to Rubha nam Frangach.

CURRENT USES

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

Recreation

Angling

A few small angling boats are tied up on the shore at Kenmore. Angling is a popular recreational activity along the bedrock cliffs between Pennymore and Kenmore, and there is an informal parking area just off the forestry track, a short walk over uneven ground from the shore. Shore angling activities are unmanaged and often rubbish is left behind. Some camping may also occur in this area.

Diving

This is a popular area for scuba diving, where a series of near vertical cliff faces parallel the shore between Kenmore and Pennymore. These are covered in sponges, tunicates, anemones and tube worms, and in the relative shelter of the upper loch, this is a popular dive area during poor weather conditions.

Fishing

Commercial prawn trawling and creeling occurs in the outer part of this policy zone, south of Barr Mor and north of Rubha nam Frangach.

Aquaculture

This policy zone has been dominated by salmon farming. The recent consolidation exercise by Lighthouse Caledonia Ltd. has resulted in the removal of the two salmon farms near Kenmore, leaving a single farm just north of Furnace.

Current Aquaculture Sites						
Location	Species	Consented Equipment	Maximum Biomass	Operator	Shore-base Location	Development Status
Furnace	Salmon	8 x 80 m circular cages	450 tonnes	Lighthouse Caledonia	Crarae	Developed/Active



Salmon farm at Furnace



Litter left by shore anglers on the shore south of Kenmore



Informal picnic/ camping area just south of Rubha nam Frangach

Ministry of Defence (MOD)

All the sea area in the policy zone north of Creag nah-lolaire is within an MOD exercise area, used for the running and turning of submarines and other MOD vessels, which are involved in testing in the smaller MOD hydrophone area on the east side of the loch.

Discharges

There are no discharges via sea outfalls within this policy zone.

DESIGNATIONS

Refer to policy zone I map for areas covered.

Argyll and Bute Development Plan (Structure and Local Plan) Designations

- The majority of land immediately adjacent to this policy area is classified as 'Undeveloped Coast' (a coastal area of Sensitive Countryside).

- The coastline immediately north of Roc Dearg is classified as 'Isolated Coast' (a coastal area of Very Sensitive Countryside).
- The coastline immediately south west of Roc Dearg is classified as 'Developed Coast' (a coastal area of Countryside Around Settlement).
- The coastal hinterland is part of the West Loch Fyne Coast Area of Panoramic Quality.

Other Designations

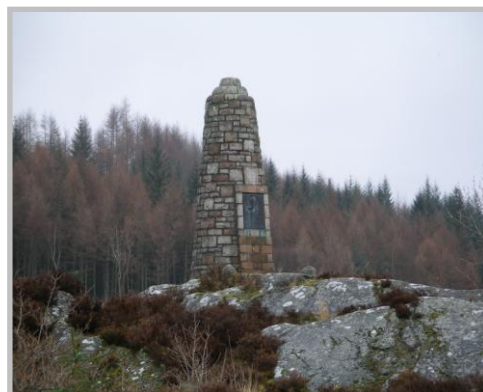
- The 'Loch Fyne Coastal Strip' Shellfish Growing Water extends throughout the length of the policy zone.

WILDLIFE

The main wildlife interest in this policy zone is the submarine cliffs leading from Kenmore to Pennymore, which are noted for their relatively high biodiversity and dramatic topography. Notably, the biological community present on the rock face is very distinctive, characterised by large numbers of the anemone *Protanthea simplex*, the brachiopod *Neocrania anomala*, the seasquirt *Ciona intestinalis* and the fan worm *Sabella pavanina*. Herons, oyster catchers and other shore birds are common along this part of the coast. There are two important wild fish rivers just outside the policy zone. The mouth of the Leacann Water is just south of the policy zone and the Douglas Water just to the north.

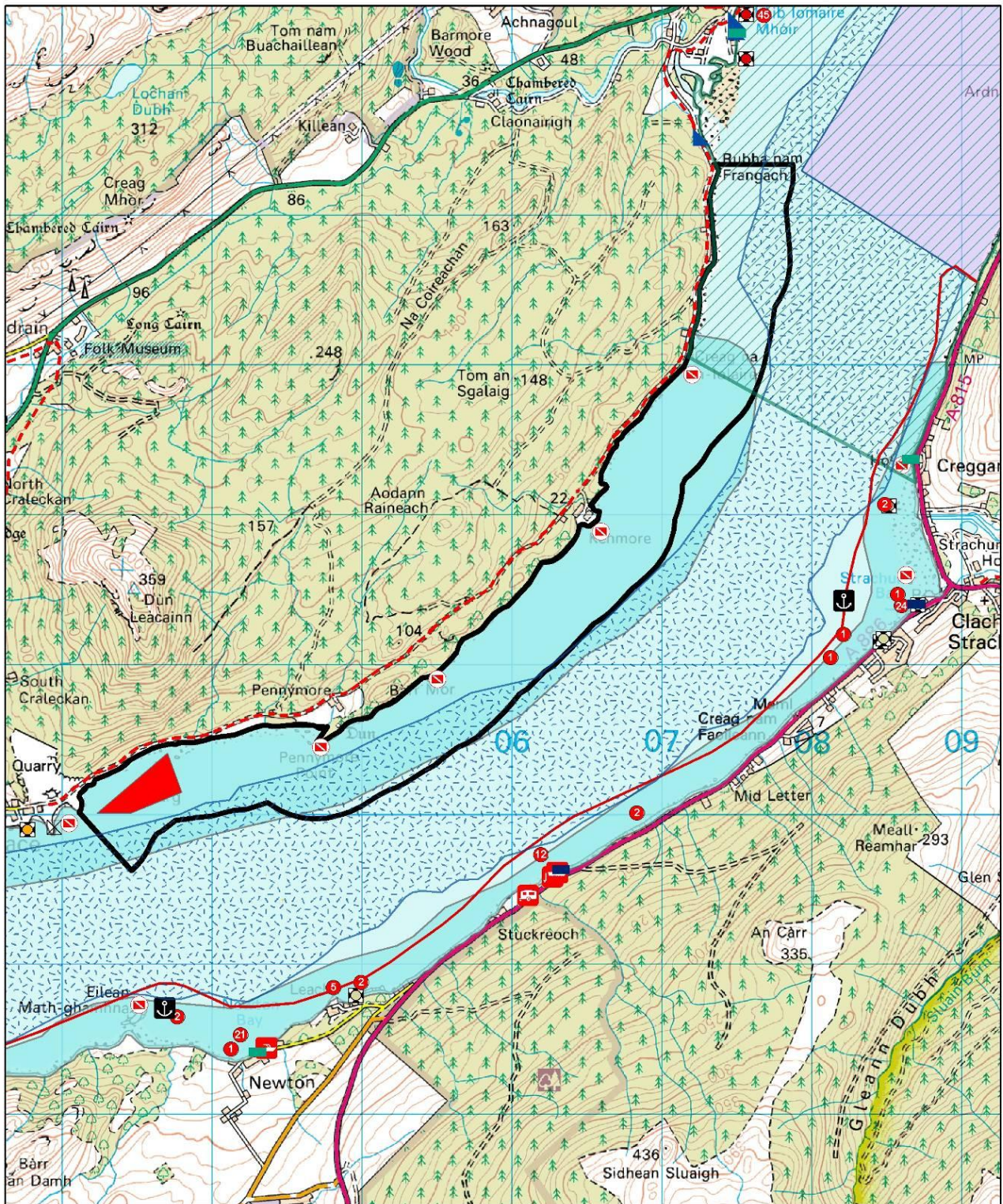
HISTORICAL FEATURES

- Evan MacColl Monument at Kenmore Point (Category: C(S) listed), dedicated to Evan MacColl, the poet and song writer, who was born in Kenmore in 1808 and is described as 'the Bard of Loch Fyne'.
- Pennymore House, a Category B listed building.



MacColl's Monument at Kenmore

POLICY ZONE I MAP – Current Uses & Activities



Legend

Commercial Fishing

Nephrops trawling/creeling

Aquaculture

Finfish lease

Infrastructure & Discharges

Subsea telephone cable

M.O.D. Cable area

M.O.D. Submarine/vessel movement area

Commercial outfall

Private outfall

Sewage/waste water treatment

Loch Access

Jetty

Pier

Private jetty

Public slipway

Anchorage

Moorings

Recreation & Tourism

Preferred angling areas

Proposed core path

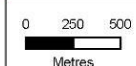
Dive sites

Caravan park

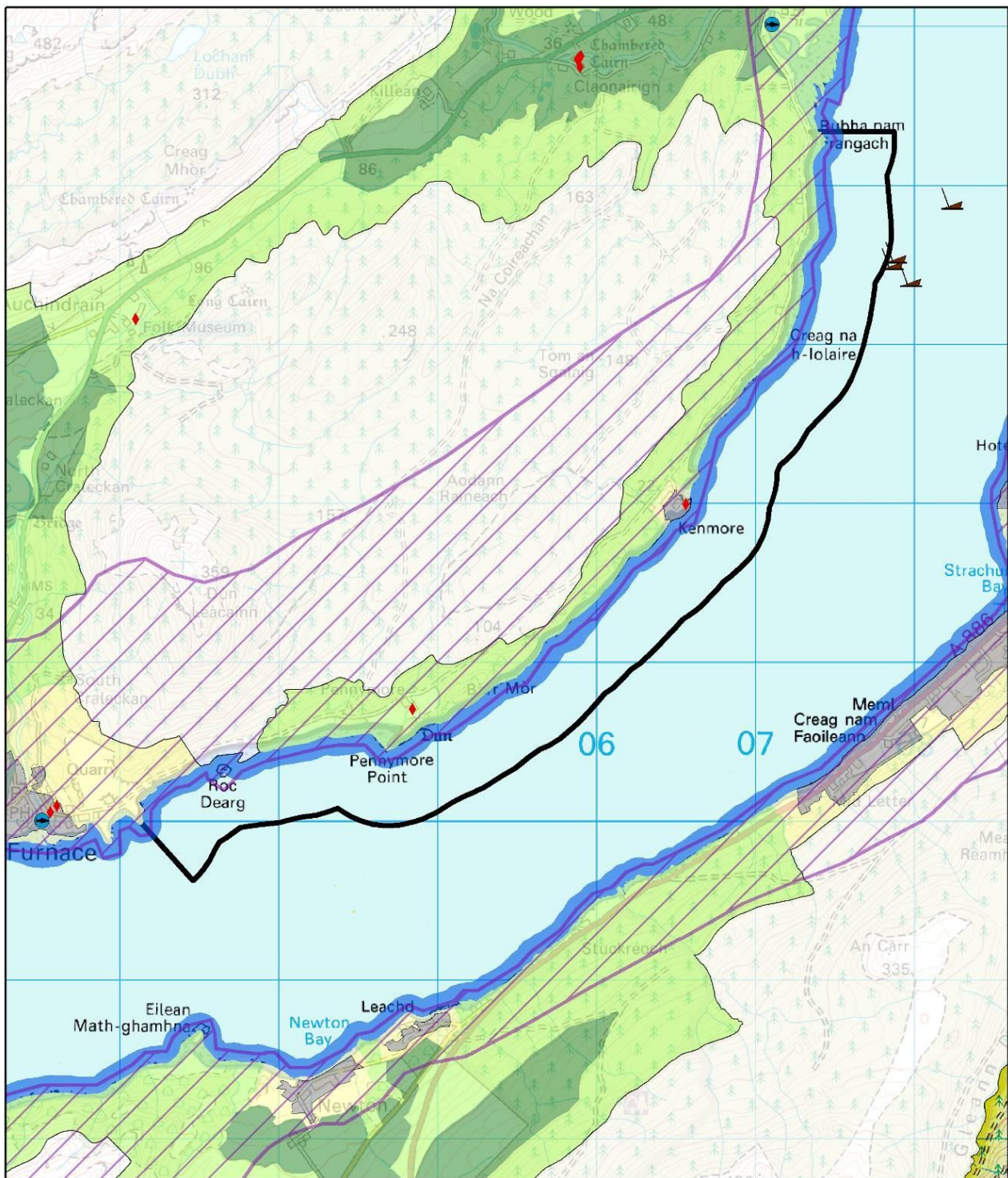
Boat/Yacht club



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



Legend

Development Plan Designations

- Countryside Around Settlement
- Rural Opportunity Area
- Sensitive Countryside
- Very Sensitive Countryside
- Settlement Zones
- Areas of Panoramic Quality

Other Statutory Designations

- Shellfish Growing Water

Wildlife Interests

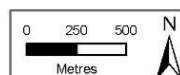
- Wildfish restoration rivers

Historic Environment

- Coastal Listed Buildings
- Shipwreck



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OPPORTUNITIES AND CONSTRAINTS FOR FUTURE USE AND DEVELOPMENT

Constraints

<i>Development</i>	
Activities	The MOD area prevents any aquaculture development north of Creag nah-Iolaire.
Access	Access to the coast is limited, and the current aquaculture site is serviced by boat from Quarry Point or Cairndow.
Landscape	With additional development, the relatively secluded and tranquil character of the more inaccessible coastline would be diminished by the presence of highly visible structures, and the noise and lighting associated with some finfish farm developments.
	The visual amenity of the occasional settlement may also be diminished by development.
	The small settlement of Kenmore is characterised by a reasonably tranquil setting and would not be appropriate for any commercial development.
Wildfish Interests	The important migratory salmon rivers, the Leacann and Douglas waters run into the loch adjacent to this zone, making it sensitive to finfish development.
	In 2006, Lighthouse Caledonia consolidated their operations in Loch Fyne, removing two salmon farms north of Furnace at Kenmore and a third farm at Cairndow, while increasing production at appropriate existing sites elsewhere in the Loch. Cessation of farming at these three sites, which are closest to the mouths of the Rivers Fyne, Aray and Douglas, was agreed through the Loch Fyne Area Management Agreement (now the Clyde AMA) to help improve wild salmon and trout populations. The work of the AMA group is continuing to see improvements and therefore it would not be appropriate for new salmon or trout farming in this policy zone (Marine & Coastal Development Unit 2009). Development of new salmon farms or expansion of the existing salmon farm at Furnace may have potential to affect wild salmonid populations within Loch Fyne.

Opportunities¹

<i>Future Use</i>	
Recreation	Shore angling is popular, particularly along the shore from Pennymore to Kenmore. Signage and litter facilities next to the informal car park which is used by shore anglers may help to reduce litter on the coast.
Marine Access	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.

<i>Development</i>	
Aquaculture	The recent removal of two salmon farm sites in this policy zone presents opportunities for the new development of finfish or shellfish aquaculture.
	The existing salmon farm at Furnace is appropriately located in terms of landscape, and offers opportunity for expansion.
	The 'Loch Fyne Coastal Strip' Shellfish Growing Water extends throughout the length of

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

the policy zone and coastal water quality should be maintained at an appropriate standard for shellfish growing.

In addition, there are no consented discharges into this policy zone and little potential for adverse effects on water quality from private sewage outfalls that may not have SEPA consent.

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 PZI-1

There will be a general presumption in favour of non-salmonid finfish aquaculture development between Pennymore Point and Creag nah-Iolaire, subject to no significant adverse impacts.

See Table PZI for additional guidance

Justification

- The relatively straight coastline, the visual context of expansive vistas, and the foreshore of screening trees all combine to create an opportunity for careful siting of finfish development up to medium-scale, which could be aligned to reflect the shape of the coast (Grant 2007).
- New salmon or trout farms in this policy zone would increase the risk of interactions between farmed and wild salmonids, which had previously been reduced by the removal of salmon farms in this area, as part of the continued improvements through the Clyde Area Management Agreement (Marine & Coastal Development Unit 2009).
- The more secluded character of the remainder of this coast, combined with the presence of small settlements, constrains significant development. In particular, large scale development with additional noise and lighting is difficult to accommodate (Grant 2007).
- Due to the curvature and detailed shape of the coast, it should be possible, with careful siting, to ensure that no two shellfish or finfish farms should be seen together in one view (Grant 2007).
- The MOD area prevents any aquaculture development north of Creag nah-Iolaire (Marine & Coastal Development Unit 2009).

Marine Finfish Development Policy PZI-2

There will be a general presumption in favour of expansion to the existing finfish site at Furnace, in terms of cage surface area only, and a presumption in favour of any proposed change of use from salmon to mussel, scallop or other finfish species, subject to no significant adverse impacts.

See Table PZI for additional guidance

Justification

- This farm is appropriately located in terms of landscape, and offers opportunity for expansion if cages are located parallel to the coast, not extending further out to the centre of the loch (Grant 2007).
- Due to the curvature and detailed shape of the coast, it should be possible, with careful siting, to ensure that no two shell fish or fin fish farms should be seen together in one view (Grant 2007).
- Given the proximity to the Leacann Water, the expansion of the existing farm at Furnace, in terms of biomass of fish, is considered likely to impact this important river for wild fish (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.

MARINE SHELLFISH DEVELOPMENT POLICY

Marine Shellfish Development Policy PZI-3

There will be a general presumption in favour of mussel or scallop development between Pennymore Point and Creag nah-lolaire, subject to no significant adverse impacts.

See Table PZI for additional guidance

Justification

- The relatively straight coastline, the visual context of expansive vistas, and the foreshore of screening trees all combine to create an opportunity for careful siting of mussel or scallop development, up to medium-scale, which could be aligned to reflect the shape of the coast (Grant 2007).
- The more secluded character of the remainder of this coast, combined with the presence of small settlements, constrains significant development. In particular, large-scale development with additional noise and lighting is difficult to accommodate (Grant 2007).
- Due to the curvature and detailed shape of the coast, it should be possible, with careful siting, to ensure that no two shellfish or finfish farms should be seen together in one view (Grant 2007).
- The MOD area prevents any aquaculture development north of Creag nah-lolaire (Marine & Coastal Development Unit 2009).

Marine Shellfish Development Policy PZI-4

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

Justification

- There are no appropriate intertidal areas with suitable access to the shore for oyster trestle development (Marine & Coastal Development Unit 2009).

ON-SHORE AQUACULTURE-RELATED DEVELOPMENT POLICY

On-shore Aquaculture-Related Development Policy PZI-5

There will be a general presumption against all scales of aquaculture-related infrastructural developments on land adjacent to policy zone I.

Justification

- The relatively undeveloped coastline limits opportunities for shore-based development (Grant 2007).

SUPPLEMENTARY GUIDANCE ON POTENTIAL AQUACULTURE DEVELOPMENTS

TABLE PZI - Guidance on location, scale and other considerations

It should be noted that the potential for further aquaculture development (over and above the single finfish farm at Furnace and its potential expansion) is limited to a maximum of two additional developments of no more than medium-scale.

Development Type	Location	Suggested Maximum Scale	Comments
New non-salmonid finfish Farm	Pennymore Point to Creag nah-lolaire	Medium	<p>New cages should extend parallel with the coast and careful siting should aim to ensure that no two finfish or shellfish farms are visible in one view.</p> <p>Particular consideration should be given to fishing grounds and dive sites.</p> <p>Any new non-salmonid development must carefully assess and take specific account of the important migratory salmon rivers - the Leacaan and Douglas waters.</p> <p>Any new site would need to operate within the current AMA, and production should not start until a separate annex for non-salmonid farming is in place.</p>

Expansion of existing fish farm	Furnace Fish Farm	Up to 25% expansion in water surface area	Additional cages should extend parallel with the coast in an easterly direction to avoid encroaching on fishing grounds. Careful siting should aim to ensure that no two fin fish or shellfish farms are visible on one view. Particular consideration should be given to potential effects on sea trout populations.
Change of use from salmon to mussel, scallop or other finfish	Existing salmon farm at Furnace	Current surface and seabed area of existing farm	For shellfish development, a larger surface area may be acceptable on landscape grounds, if it can be shown that the visual impacts are no greater than the existing salmon farm. Agreement would need to be reached with fishing interests for any proposed increase in seabed footprint.
New mussel or scallop farm	Pennymore Point to Creag nah-lolaire	Medium	New lines should extend parallel with the coast and careful siting should aim to ensure that no two fin or shellfish farms are visible in one view. Particular consideration should be given to fishing grounds and dive sites.

Future relinquishment of existing developments

If the existing salmon farm just north of Furnace is relinquished in the future, additional finfish, mussel or scallop development, over and above that detailed in Table PZI, may be appropriate in this policy zone.

CONSULTATION FOR AQUACULTURE DEVELOPMENTS

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	Finfish Expansion	Change of Use	New Mussel/ Scallop
Argyll Fisheries Trust	✓	✓	✓	
Clyde Area Management Group	✓	✓	✓	✓
Clyde Fishermen's Association	✓	✓	✓	✓
Clyde Inshore Fisheries Group	✓	✓	✓	✓
Furnace Community Council	✓	✓	✓	✓
Inveraray Community Council	✓	✓	✓	✓
Lakeland Marine	✓	✓	✓	✓
Lighthouse Caledonia Scotland Ltd	✓	✓	✓	✓
Ministry of Defence	✓			✓
Scottish Creelers and Divers Association	✓	✓	✓	✓
Scottish Federation of Sea Anglers	✓	✓		✓
Scottish Sea Angling Conservation Network	✓	✓		✓
Scottish Sub-Aqua Club	✓	✓		✓
Strachur Community Council	✓	✓	✓	✓