BIODIVERSITY ENHANCEMENT STATEMENT

Site:	Proposed boat park adjacent to the existing Campbeltown Sailing Club/ Kintyre Sea Sports development on Low Askomil Walk, Campbeltown
Client:	Kintyre Sea Sports
Author:	Barbara Macfarlane MSc, BA (hons), MRSB
Issue Date:	3rd April 2026
Issue Number:	2026v1

Quality Assurance

The data used in this document and their input and reporting have undergone a quality assurance review which follows established TransTech Environmental procedures. The information and results presented herein constitute an accurate representation of the data collected.

Indemnity

All comments and opinions contained in this report, including any conclusions are based on information obtained during our investigations. The conclusions drawn by TransTech Limited could therefore differ if the information is found to be inaccurate, incomplete, or misleading. TransTech accepts no liability should this prove to be the case, or, if additional information exists or becomes available with respect to the site to which this assessment applies.

TransTech makes no representation whatsoever concerning the legal significance of its findings or to any legal matters referred to in this document.

Contents

1. EXECUTIVE SUMMARY 3
1.0 INTRODUCTION 3
1.1 Site Location 3
1.2 Site Description 3
1.3 Introduction to Biodiversity Enhancement 3
1.4 Opportunities for Biodiversity Enhancement 5
1.5 Lighting 7
REFERENCES/BIBLIOGRAPHY 8
Appendix 1: Site Location Plan 9
Appendix 2: Supporting Photographs 10

List of Figures

Figure 1: The Mitigation Hierarchy. Source: The Biodiversity Consultancy. 4

List of Tables

Table 1: Planting for nature: 6
Table 2. Providing homes for nature 7

List of Plates

Plate 1: Looking east from slipway 10
Plate 2: Looking west from slipway 10
Plate 3: Looking west across site 10
Plate 4: Showing site and sailing club 10
Plate 5: Looking to site from low water mark 10
Plate 6: Culverted watercourse to west 10
Plate 7: Looking east below sea wall 11
Plate 8: Looking south to loch 11
Plate 9: Looking north to site boundary 11
Plate 10: Looking west towards pier 11
Plate 11: Looking east towards site 11
Plate 12: Looking east from road 11
Plate 13: Looking east from Dalintober beach 12
Plate 14: Looking west towards site 12

List of Abbreviations

LDP 2	Local Development Plan 2
NPF 4	National Planning Policy Framework 4

1. EXECUTIVE SUMMARY

This report contains recommendations for Biodiversity Enhancement in line with National Planning Policy Framework 4 for a site at Low Askomil, Campbeltown, where a small boat park development is proposed.

1.0 INTRODUCTION

This report was commissioned by John Renshaw Architects on behalf of Kintyre Seasports.

This report represents the independent findings of TransTech Limited.

1.1 Site Location

The site lies at Ordnance Survey Grid reference: NR 72400 20869. A site location plan, using aerial imagery to show the site's environmental context, is provided in Appendix 1.

1.2 Site Description

The site is on the northern shore of Campbeltown loch on Low Askomil Walk where the Campbeltown Sailing clubhouse is located.

The site lies beside an existing concrete slipway with the area above the high watermark being a scrubby grassland with limited vegetation and boulders.

The wider area comprises a sea retaining wall, beach groyne, residential dwellings, Dalintober Beach and Dalintober Pier.

1.3 Introduction to Biodiversity Enhancement

Argyll and Bute Council, in their wish to "*encourage high quality development which will make a positive contribution to our high-quality biodiversity and local environment*" have adopted NPF 4 and now request that its policies must be considered in all planning applications currently with the Planning Authority regardless of when applications were submitted.

The Argyll and Bute Local Development Plan 2 (LDP 2) states that, in terms of biodiversity, flora and fauna, the LDP 2 should:

- *Support the management of native woodlands, in particular the Atlantic Oakwoods within Argyll and Bute (excluding LLTNP).*
- *The LDP 2 should support the biodiversity outcomes set out in the Argyll and Bute Local Biodiversity Action Plan by supporting the development of a high quality robust and adaptable environment.*
- *New land use allocations within LDP 2 should consider soil and topography, natural or cultural heritage designations and sensitivities and farmland sensitivities.*
- *The LDP 2 will support the objectives of the Habitats Regulations to protect and ensure the overall integrity of the network of Natura sites.*

Argyll and Bute's Biodiversity Duty Action Plan may be read HERE.

In February 2023, National Planning Framework 4 (Scottish Government, 2023) was adopted and is now required to be considered in relation to all developments. Policy 3 (a & c) of NPF 4 considers biodiversity and requires 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."

- "Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national guidance. Measures should be proportionate to the nature and scale of the development."

NatureScot (NatureScot, 2023) advise the following in terms of enhancing the biodiversity of a site during a development:

- Ensuring a nature rich approach.
- Apply the mitigation hierarchy.
- Consider biodiversity from the outset.
- Provide synergies and connectivity for nature.
- Integrate nature to deliver multiple benefits.
- Prioritise on-site enhancement before off-site delivery.
- Take a placed-based and inclusive approach.
- Ensure long term enhancement is secured.
- Selecting the measures that are appropriate.
- Information to include in the Planning Application.
- Determining the scale of enhancement to be delivered by development.

The mitigation hierarchy is as follows:

- first, avoid - by removing the impact at the outset wherever feasible;
- second, minimise – by reducing the impacts that are unavoidable;
- third, restore – by repairing and enhancing damaged habitats and disturbed species; and
- fourth, offset – by creating new habitat, preferably on-site but can be off-site, to compensate for any residual impact that remains (NatureScot, 2023).

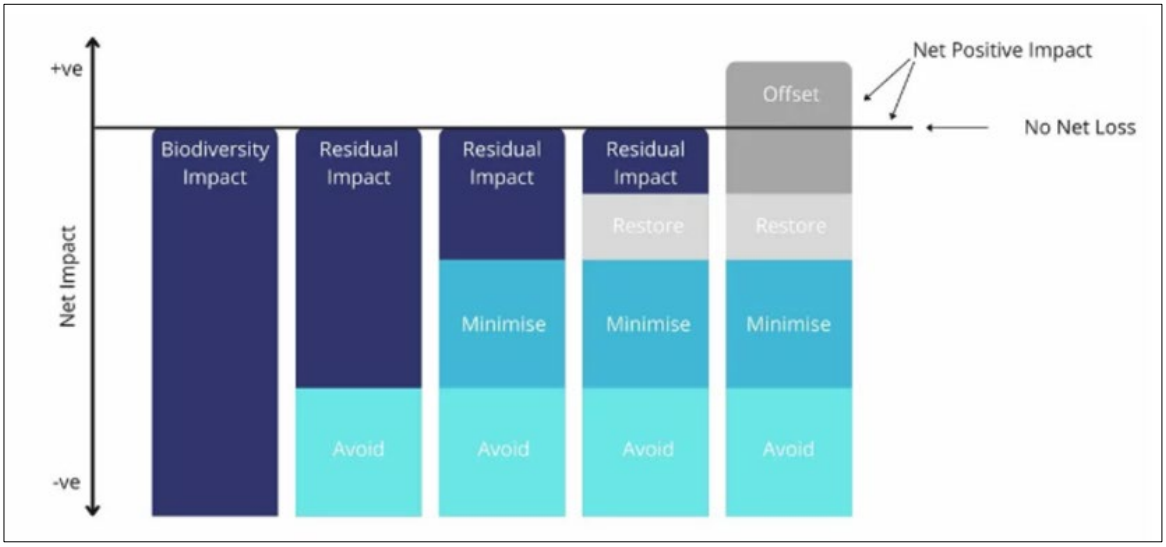


Figure 1: The Mitigation Hierarchy. Source: The Biodiversity Consultancy.

From the outset of planning a development, opportunities for incorporating features which can support biodiversity should be considered within new buildings or in adaptations to existing ones. Likewise, borders and boundaries and other linear features should be developed with nature in mind.

The presence of water should be a consideration early in the development stage if possible, including minimising the use of impermeable surfacing and being mindful of how water will be collected and stored if required.

In the case of small developments, where previously potentially valuable and advantageous habitat may be lost, gardens can be designed so that habitat connectivity may be retained or even enhanced.

It is important to choose biodiversity mitigations and enhancements which are relevant to the ecology of the local area with carefully chosen appropriate species which will allow nature itself to colonise and adapt. In an era of declining global biodiversity (White et al., 2020), nature-based solutions for enhancement should aim to repair and strengthen connectivity of habitats.

1.4 Opportunities for Biodiversity Enhancement

This development site lies in an area which is likely to support several bat and bird species and a wide range of protected and non-protected species which are crucial to maintaining a healthy ecosystem. The author's familiarity with the species in the area, a site visit conducted on 22nd March 2026, backed up with records of the species known to be present in the wider landscape have informed the biodiversity enhancement measures listed here.

We would therefore recommend the following actions to enhance biodiversity. Accompanying each action are links to information which we feel would give the most appropriate and proportionate advice for the small scale of this development.

Table 1: Planting for nature:

ACTION	AIM	MANAGEMENT	USEFUL LINKS
Wildflower/hedgerow border creation and maintenance.	Wildflower planting benefits a large number of species supporting a diverse range of invertebrate species. Small mammals (especially hedgehogs and bats), birds and other invertebrates will be supported by the seeds and fruits produced by the plants and presence of prey species. Allowing long vegetation to die back is valuable for nesting and shelter, and areas of bare ground can be basking areas for reptiles and many invertebrates	Plants may need to be managed to stop unwanted species from becoming dominant. Thinning of woody vegetation might also be required. For hedgerows species such as bramble can be allowed to establish in some areas so some zones of the hedge might have different management regimes. The area should be regularly inspected for non-native and invasive species.	Hedges for wildlife Managing roadside verges

Table 2. Providing homes for nature

ACTION	AIM	MANAGEMENT	USEFUL LINKS
Homes for small birds	To enhance nesting opportunities.	Erect a variety of nesting boxes on buildings suitable for different species. Check and clean annually out with the breeding season.	Siting a bird box
Home for bats	To provide roosting opportunities.	Erect a single non-maternity bat box at least 3 m from the ground on a nearby tree. This should be suitable for locally found species such as Soprano and Common Pipistrelle. No management required.	Bat boxes
Log & leaf piles	Shelter for insects and refugia for amphibians, hedgehogs and reptiles.	Allow dead wood and vegetation to lie and/or gather felled/fallen wood into pile. Use cut materials from the site as far as possible. No specialist skills required for management and little space required.	Creating a log pile for nature How to make a leaf pile

Managing water with nature

Due to the small scale of this development, it is not felt that creating a pond or other means of enhancing nature with water is warranted.

1.5 Lighting

If lighting is to be installed, avoid the negative impact of artificial lighting on nocturnal mammals, and bats in particular, by using screens, barriers, light shields and LED lights with wildlife friendly wave lengths. Lighting must be regularly examined to ensure that light pollution is minimised and that lights are functional. Where vegetation is used to screen areas from artificial light this needs to be maintained to remain effective. The details of the lighting plan must be kept up to date, the installed system maintained to manufacturer's specifications. The document Bats & Lighting gives advice on the recommendations for reducing the impact of artificial lights on bats.

REFERENCES/BIBLIOGRAPHY

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White, T.B., Pterovan, S.O., Bennun, L.A., Butterworth, T., Christie, A.P., Hunter, S.B., Jobson, B., zu Ermgassen, S.O.S.E., & Sutherland, W.J., (n.d.). Principles for using evidence to improve biodiversity impact mitigation by business.

Appendix 1: Site Location Plan



Legend

Boatyard boundary from CAD file import

NB: Boatyard will lie adjacent to slipway. Its boundary is derived from a topographical survey and subsequent CAD mapping of existing features and the proposed yard. Basemap is less accurate OS MasterMap, hence slight misalignment of yard with slip.

Drawing Title:	Location & Site Plan
Drawing No:	KSSC-0426-2
Drawn By:	Barbara Macfarlane
Date:	01/04/2026

0 10 20 30 m

Scale 1 : 750 @ A4

TransTech Limited
Caerthann House
Connel
Argyll PA37 1PQ

Appendix 2: Supporting Photographs



Plate 1: Looking east from slipway



Plate 2: Looking west from slipway



Plate 3: Looking west across site



Plate 4: Showing site and sailing club



Plate 5: Looking to site from low water mark



Plate 6: Culverted watercourse to west



Plate 7: Looking east below sea wall



Plate 8: Looking south to loch



Plate 9: Looking north to site boundary



Plate 10: Looking west towards pier



Plate 11: Looking east towards site



Plate 12: Looking east from road



Plate 13: Looking east from Dalintober beach



Plate 14: Looking west towards site