

POLICY ZONE L: CREGGANS TO NEWTON

LANDSCAPE CHARACTERISTICS

With the exception of the area around Strachur, the hinterland rises steeply from the shore and is largely wooded and hummocky in landform. At Newton, the land becomes less hilly and more open with less woodland.

SEASCAPE CHARACTERISTICS

From Creggans to Strachur, the coastline is narrow with a small intertidal reach and is of low relief, with little indentation until the large sweeping bay of Strachur. The enclosed water surface is characterised by the even width of the narrow water channel between Strachur and the western land mass of forestry land around Kenmore and Pennymore, which encourages the visual focus along the length of the loch. The immediate foreshore is largely made up of shingle and small stony beaches. Despite the frequency of settlement, the coastline does not come across as busy and developed, partly because of the quieter road south of Strachur, and also because the small settlements are tucked into secluded locations along the shoreline. The coastline south of Strachur is heavily influenced by man-made structures, with an extensive length of seawall retaining the road immediately above the shore. The relatively even and regular coastline south of Strachur becomes significantly more indented just before Newton where there are a series of small bays and promontories, which eventually lead into the picturesque wider expanse of Newton Bay.



Extensive retaining wall along coast at Strachur



View south from Strachur

ACCESS

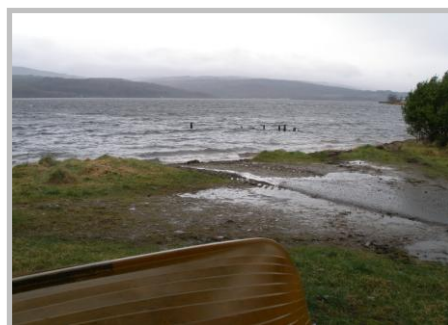
The shore can be accessed on foot at various points between Creggans and Newton. Shore facilities, including a jetty, are available at Creggans, although access to the shore from the water is not particularly good.

Boats can be launched at a couple of locations in and around Strachur. Opposite Strachur Park, the shore can be accessed directly from the road. Just after the turning onto the A886, an un-surfaced track runs onto a shingle beach, and there are a number of small boats tied up on a grassy area next to the shore. Construction work by Scottish Water also created access to the shore south of the village, although this is rather steep. In addition, some properties immediately adjacent to the loch have constructed private jetties from the back of their properties.

Further along the coast there are a few more private access points including a slip at a small holiday chalet development and caravan park close to Stuckreoch. Properties at Leachd have private access, and Newton has a large floating pontoon which runs out into the loch perpendicular to the row of cottages on the shore front.



Private jetty at Strachur



Access to Loch Fyne at Strachur



Chalet development south of Strachur



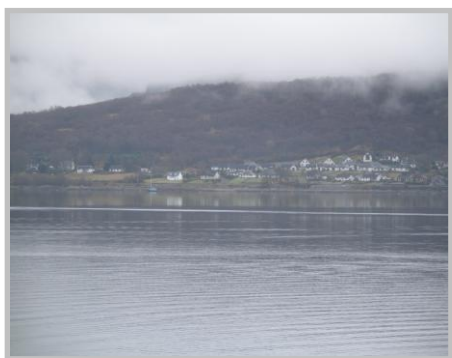
Loch access opposite Strachur Park Gate Way with long distance views towards the Otter Narrows

VISUAL AMENITY

The road follows the coastline, but outwith the settlements is largely separated from the water by a margin of semi-natural woodland. Scattered settlements tucked along the shoreline consistently overlook the loch. In general; views focus along the length of loch to both the north and south, with a particular emphasis on low-level views from coastal settlements, the public road, and a number of view points on either side of Strachur. Views from Newton are to the north and west.

SETTLEMENTS

The coastline is relatively well-developed, with the small settlements of Newton and Leachd and dispersed linear houses, in addition to the more substantial settlement of Strachur.



Strachur from Kenmore on the west side of Loch Fyne



Newton

CURRENT USES

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

Recreation

Boating

There are many moorings at Strachur and numerous small recreational angling boats tied up on shore or sitting on trailers. During the summer months a number of sailing boats are moored in the bay at Strachur. Newton Boat club manages a large number of moorings in Newton Bay and adjacent to Stuckreoch. These moorings and a large pontoon indicate considerable recreational use during the spring and summer months. Both Strachur and Newton Bay are charted anchorages (Houston 2004).

Angling

Shore and boat angling is popular along this coastline and occurs year round in the shallower waters of the policy zone.

Water sports

Sailing and water skiing are popular activities along this stretch of coast.

Diving

There are three scenic dive sites throughout the policy zone; at Creggans, Strachur Bay and Newton Bay.



Pontoon and moorings at Newton Bay

Aquaculture

Aquaculture operations have not been developed along this stretch of coast.

Commercial fishing

Trawling and creeling for *Nephrops* occurs along the outer part of the policy zone, in water generally greater than 30 m. In poor sea conditions, fishing vessels sometimes anchor in Newton Bay.

Marine Infrastructure

An out of service subsea telecommunications cable runs parallel to the shore along the full length of this policy zone.

Discharges

There are four private sea outfalls around Strachur and a single private outfall at Leachd.

DESIGNATIONS

Refer to policy zone map L for areas covered.

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

- Extensive areas of the land adjacent to this policy zone are designated as 'Developed Coast' (a coastal area of Countryside Around Settlement), in particular at Creggans, Strachur, Leachd and Newton.
- A small section of the coast between these settlements is designated as 'Undeveloped Coast' (a coastal area of Sensitive Countryside).
- The immediate coastal area adjacent to this policy zone 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.

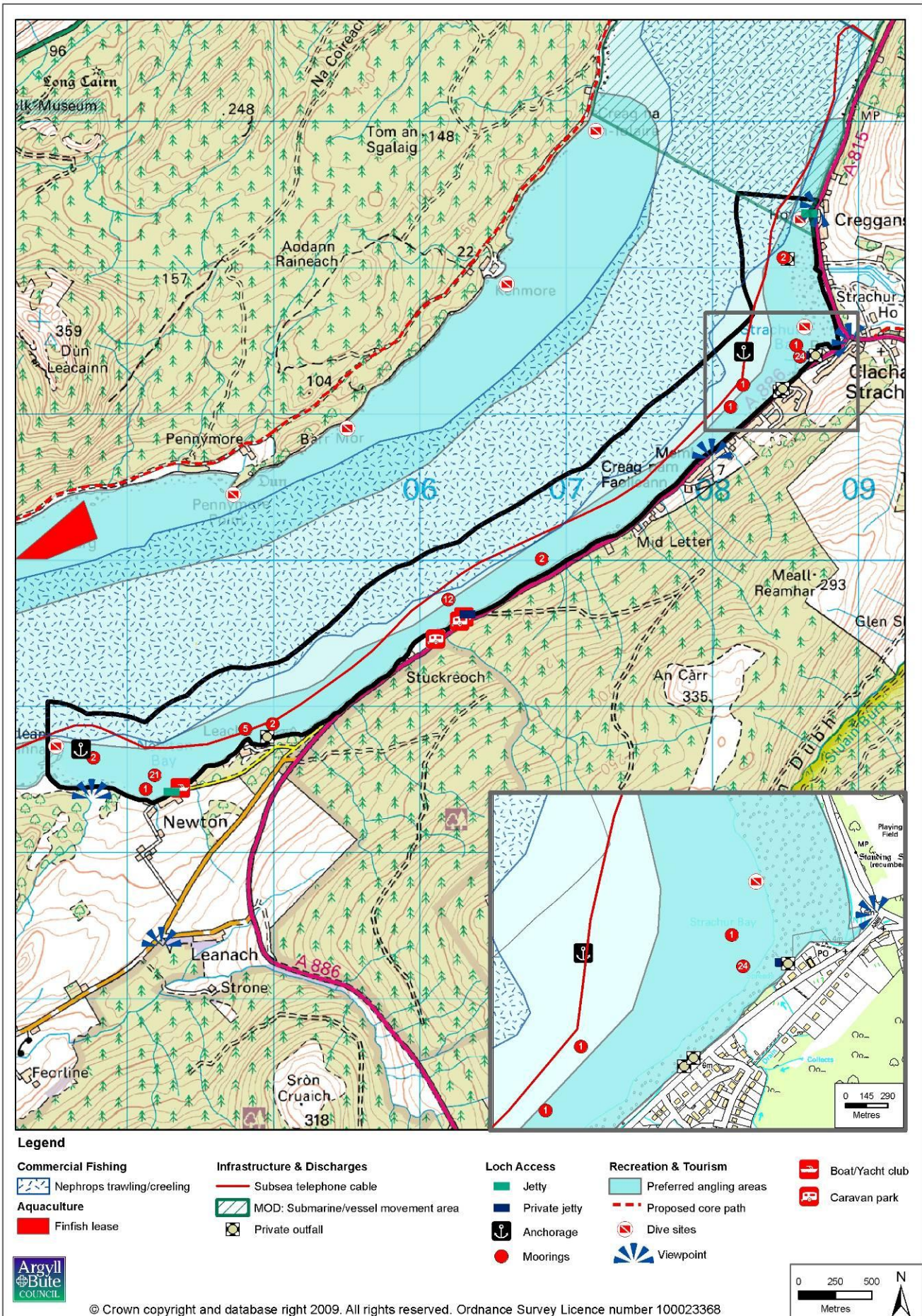
WILDLIFE

- Marine Nature Conservation Review surveys classify Strachur Bay as a sheltered area of reduced salinity composed of littoral stone, gravel and sediment flats, with mussel beds, sediment dwelling bivalves and polychaete worms. From Strachur to Newton Bay, the seabed is composed of steep or narrow rock with dense *Fucus* seaweeds. Shore birds such as oyster catchers and herons are seen along this coast. No significant rivers flow into this part of the coastline.

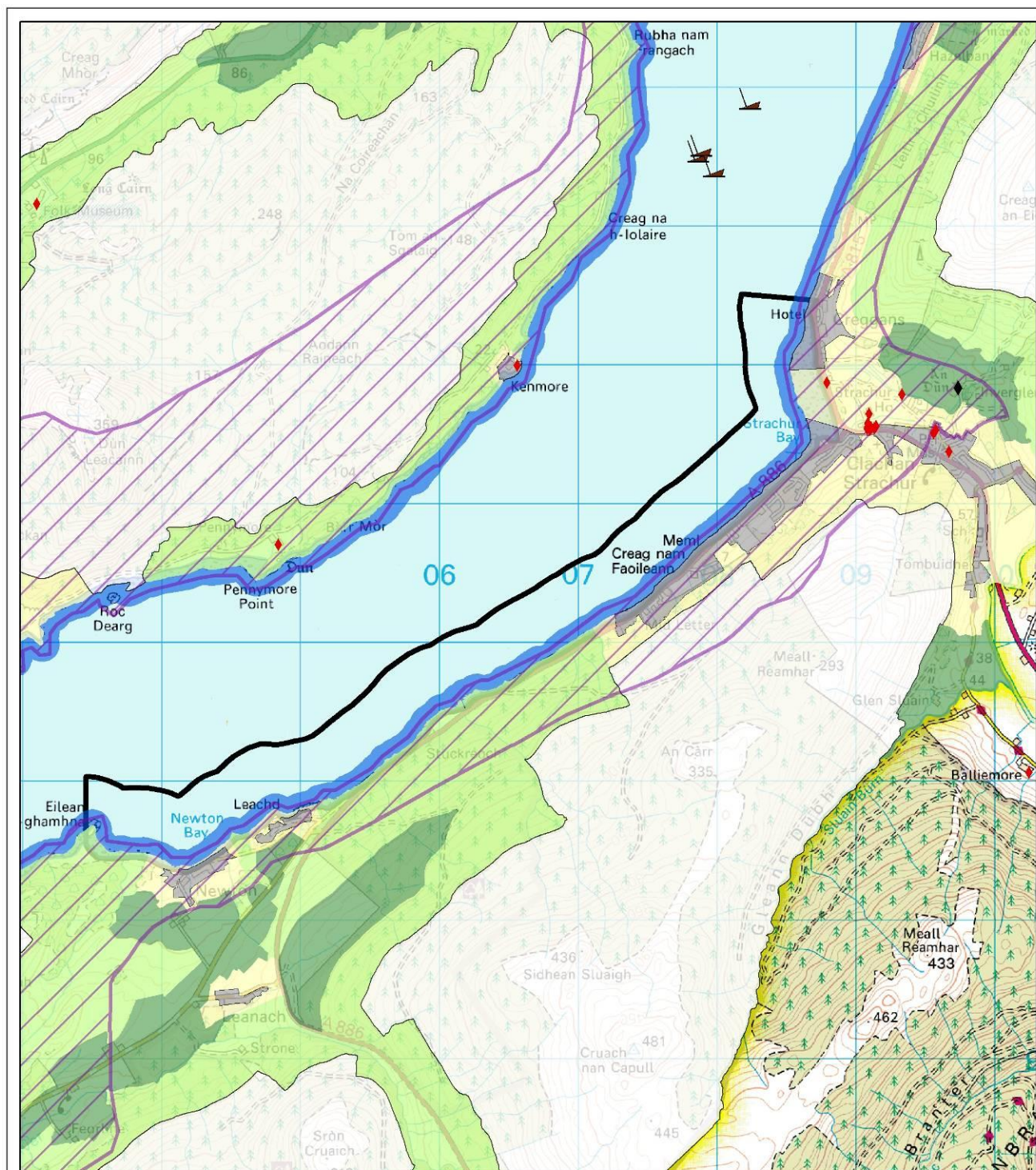
HISTORICAL FEATURES

- Gate Way and Gate Lodge, and Bridge at Strachur Park are significant historical features adjacent to this policy zone which are late 18th century structures, B listed in 1971.
- Celtic Cross memorial located south of Strachur.
- Strachur Kirk is a category B listed Georgian building, constructed in 1787.
- Strachur Inn (now a Police Station) is a category B listed 18th century traditional building.
- Strachur House is a category B listed Georgian building that began construction in 1770.
- Strachurmore is a category B listed Georgian Farmhouse – constructed in 1825.
- The Smiddy is a category B listed building - 1800. Single storey smiddy adjoining former post office.
- Bridge at Home Farm, Strachur Park is a category B listed building – late 1800s.

POLICY ZONE L MAP – Current Uses & Activities



POLICY ZONE L 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

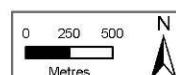
- Shellfish Growing Water

Historic Environment

- Coastal Listed Buildings
- Coastal Scheduled Ancient Monuments
- Shipwreck



© Crown copyright and database right 2009. All rights reserved. Ordnance Survey Licence number 100023368



OPPORTUNITIES AND CONSTRAINTS FOR FUTURE USE AND DEVELOPMENT

Constraints

Future Use

Infrastructure	The out of service telecommunications cable in this policy zone could be damaged by trawling or anchoring of commercial and recreational vessels.
-----------------------	---

Development

Landscape	The small settlements Leachd and Newton and the village of Strachur, holiday chalet/caravan parks, and individual houses almost continuously overlook the coast. It is likely that local residents and Strachur Community Council would object to any aquaculture development proposals in this zone.
Navigation	To avoid navigational issues, new aquaculture development would need to be located away from recognised anchorages at Strachur and Newton Bay, and the large number of moorings at these locations and Stuckreoch.
Activities	New aquaculture development in this policy zone would need to take account of trawling/creeling areas, preferred areas for angling and dive sites.
Water Quality	Despite the protection of water quality afforded by the 'Loch Fyne Coastal Strip' Shellfish Growing Water, which extends throughout the length of the policy zone, the use of large groups of moorings at Strachur, Stuckreoch and Newton, and private sewage outfalls from settlements, may cumulatively affect water quality at these locations.
Infrastructure	<p>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.</p> <p>Transport infrastructure at Strachur and towards Newton is poor, as the public road is single track in parts. At certain times of the year there is significant marine traffic moving in and out of both Strachur and Newton Bays.</p>
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.

Opportunities¹

Future Use

Recreation	<p>Improvements to existing coastal infrastructure and new facilities such as a new slipway and floating pontoon could be developed for recreational boaters at Strachur to encourage increased tourism, which could be part of an overall strategy for Upper Loch Fyne.</p> <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> <p>Given the large existing pontoon, shore facilities could be developed for boat visitors at Newton.</p>
-------------------	---

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

Development

Aquaculture

The regular shape of the coastline offers the opportunity for simple, linear aquaculture structures to be aligned to reflect this form.

Areas of extensive shoreline woodland between Strachur and Newton offer a dark backdrop against which aquaculture structures could be located, and along some parts of the coast, this woodland screens the loch from the public road in the summer months.

High visibility of the coast limits development potential to proposals which have a low visual impact. Potential for small-scale mussel or scallop development, which is not located immediately within the views of settlements and groups of houses, has been identified.

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 PZL-1

There will be a general presumption against any scale of new finfish development within this policy zone.

Justification

- Finfish farm development in Policy Zone L, in combination with the existing salmon farm and potential for non-salmonid development in adjacent Policy Zone I is likely to result in significant adverse cumulative effects on wild migratory salmonids. As Policy Zone I is a preferable area for finfish development to Policy Zone L, in terms of landscape sensitivity, depth and hydrographics, and conflict with settlement and recreation, finfish development is discouraged in this zone (Marine and Coastal Development Unit 2009).
- Recreational use of the shoreline and adjacent waters also limits potential for development (Marine and Coastal Development Unit 2009).

MARINE SHELLFISH DEVELOPMENT POLICY

Marine Shellfish Development Policy PZL-2

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

See Table PZL for additional guidance

Justification

- Landscape/seascape capacity assessment identified some potential for the seascape to accommodate mussel or scallop farm development in this local coastal character area (Grant 2007).
- High visibility of the coast from settlements and residences along the coastal edge, limit development to proposals which have a low visual impact (Grant 2007).
- The scale of development should be limited to small scale, as the relatively narrow width of the water channel cannot easily accommodate large scale structures (Marine and Coastal Development Unit 2009).
- Recreational use of the shoreline and adjacent waters limits potential for development (Marine and 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 PZL-3

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

Justification

- The only intertidal area large enough to accommodate oyster trestle development is at Strachur. However, there is no potential to accommodate development at this location, due to the potential effects on the visual amenity associated with the settlement of Strachur and associated coastal recreational developments. In addition, the high water quality standards required for oyster growing may be affected by untreated sewage effluent from private discharges and the use of large groups of moorings at Strachur at peak times (Marine and Coastal Development Unit 2009).

ON-SHORE AQUACULTURE-RELATED DEVELOPMENT POLICY

On-shore Aquaculture-Related Development Policy PZL-4

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

Justification

- Shore-based aquaculture development is not suitable within existing settled areas and road access to Newton is limited (Marine and Coastal Development Unit 2009).

SUPPLEMENTARY GUIDANCE ON POTENTIAL AQUACULTURE DEVELOPMENTS

TABLE PZL - Guidance on location, scale and other considerations

A maximum of one development of up to small-scale could be accommodated in this policy zone.

Development Type	Location	Suggested Maximum Scale	Comments
Mussel or Scallop	Creggans to Newton	Small	Development should take account of the recreational use of this area including angling areas and dive sites and should avoid existing moorings and recognised anchorages. Development should avoid being located immediately within the views of settlements and groups of houses. Location should take account of trawling and creeling areas. Development should be aligned parallel to regular coastline, close to shore and should use a wooded backdrop as an immediate setting.

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 Mussel or Scallop
British Telecom	✓
Clyde Area Management Group	✓
Clyde Fishermen's Association	✓
Clyde Inshore Fisheries Group	✓
Furnace Community Council	✓
Inveraray Community Council	✓
Newton Boat Club	✓
Royal Yachting Association	✓
Scottish Creelers and Divers Association	✓
Scottish Federation of Sea Anglers	✓
Scottish Sea Angling Conservation Network	✓
Strachur Community Council	✓