

POLICY ZONE M: NEWTON TO KILBRIDE ISLAND

LANDSCAPE CHARACTERISTICS

Steep hummocky moorland with narrow ravines, rocky outcrops and birch woodland down to the shore at some locations. Dry stone walls transect the land and although very boggy in parts the land is very steep running to the loch shore. This headland is grazed, with the open landscape revealing a detailed topography of knolls and ridges and allows greater ease of access and visibility than many of the other headlands on the loch.

SEASCAPE CHARACTERISTICS

This headland extends out into the loch, narrowing the channel of water, although views from the south end of the headland offer panoramic distant vistas incorporating expansive stretches of water. To the south of the policy zone the coast is mostly indented, gently sloping boulder and rock shore, with the more exposed promontories composed of solid bedrock. While heading north, the shore transitions into bedrock cliffs backed by birch woodland. This largely irregular coastline eventually becomes a wider shore composed of rock, boulders and cobbles, which are backed onto by moorland and then woodland heading towards Eilean Mathghamhna, and Newton. Along this coastal stretch, the sense of remoteness is enhanced by the presence of semi natural vegetation and the degree of exposure.



View from Quarry Point to the rugged backdrop of Policy Zone M



View north from the land adjacent to Policy Zone M



Indented coastline north of Kilbride Island

ACCESS

Access to this coastline is restricted to tracks leading from Lachlan Castle, and then hiking over rugged terrain. There are no options for boat launching, and the rugged shore is not one that would be chosen to land on from a boat.

VISUAL AMENITY

Views are often elevated, as walkers aim for higher knolls and open ridges to gain panoramic vistas. Fine views down the loch to the south embrace the island group at Eilean Aoghainn, while to the north views are channelled up to the head of the loch. There are no properties along this stretch of coastline which overlook the loch, and the public road is located well inland.



Steep bedrock coast of Policy Zone M



View south onto Kilbride Island, and the Minard Isles



Kilbride Island with views onto Furnace and Minard



SETTLEMENTS

There are no settlements in this policy zone.

CURRENT USES

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

Recreation

Recreational boating - This relatively exposed coastline is particularly quiet in relation to marine activities. There are no moorings or charted anchorages.

Angling - This coast is popular for recreational angling mostly from boat given the relative inaccessibility from land.

Diving - Three dive sites have been identified at Kilbride Island, off the cliffs at the base of Bàrr Mòr and at Eilean Math-ghamhna, and these would be accessed by boat.

Coastal Paths

On the land the path from Lachlan Bay ends some distance short of the shore opposite Kilbride Island, and hiking on the headland is over rough terrain. Although, the area is likely to be quite popular as people who are visiting Lachlan Castle and the paths along the shore, seek panoramic views of the Loch.

Marine Infrastructure

A subsea telecommunications cable runs parallel to the shore, the full length of this policy zone.

Fishing

Commercial fishing, both trawling and creeling occur on the seaward side of the subsea telecommunications cable.

Aquaculture

There is no aquaculture development in this policy zone.

Discharges

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

LOCAL PLAN & OTHER DESIGNATIONS

Refer to policy zone M map for areas covered

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

- Land immediately adjacent to the shore is designated as 'Undeveloped Coast' (a coastal area of Sensitive Countryside)
- The coastal hinterland is part of the East Loch Fyne Area of Panoramic Quality.

Other Designations

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

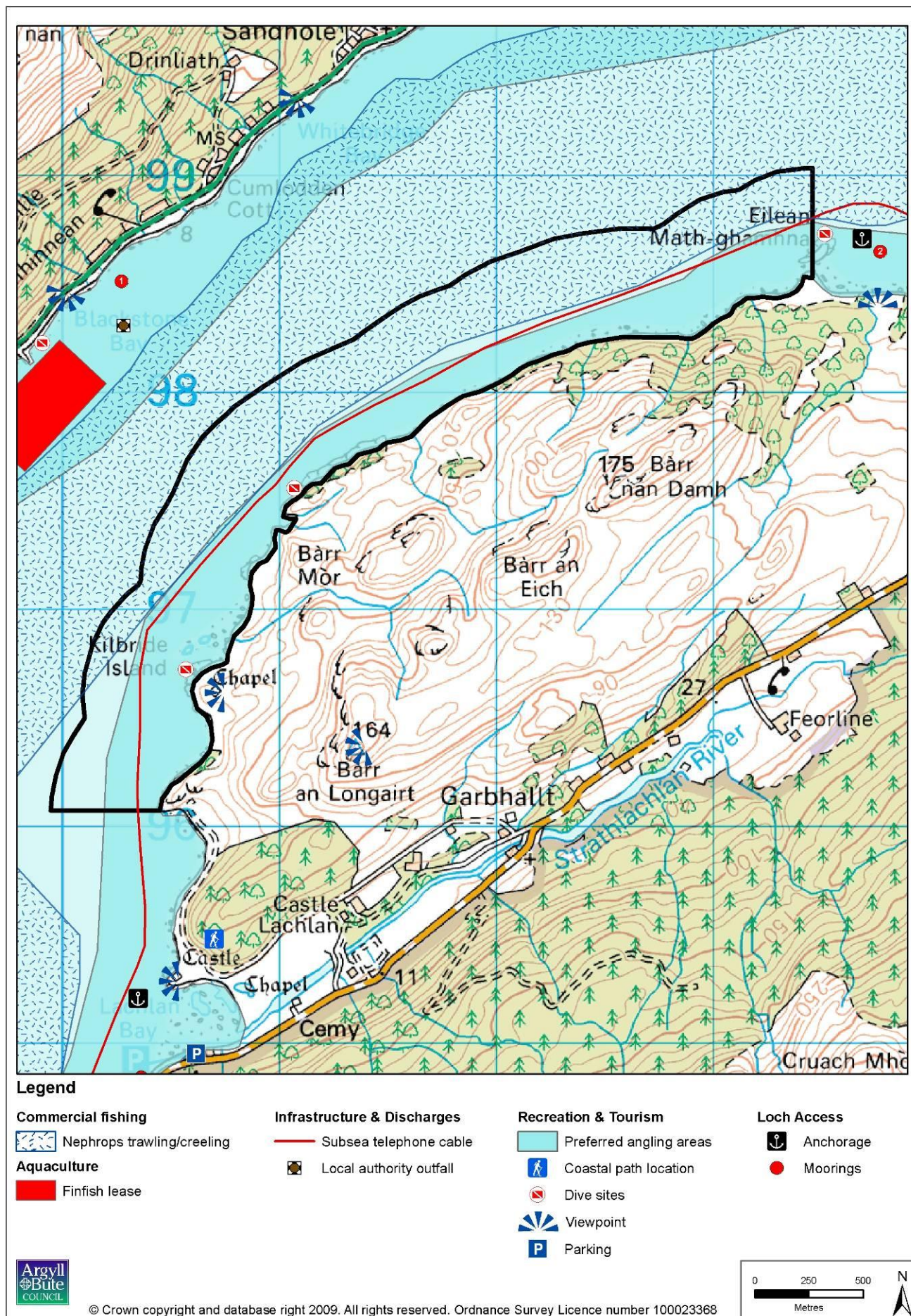
WILDLIFE

Marine Nature Conservation Review surveys carried out west of Kilbride Island, describe the seabed as a boulder slope which transitions to cobbles and sediment then to a muddy substrate with a dead shells and gravel layer on top. Brittle stars are common as are the anemone *Cerianthus lloydii* and horse mussel *Modiolus modiolus*. To the north the steep bedrock shore appears to continue below the water surface, and is described as sheltered, steep or narrow littoral rock and mixed substrata with a dense covering of fucoid seaweeds. Kilbride Island and Eilean Math-ghamhna are inhabited by seabirds, and may also be utilised by common seals (*Phoca vitulina*). No rivers discharge into this policy zone.

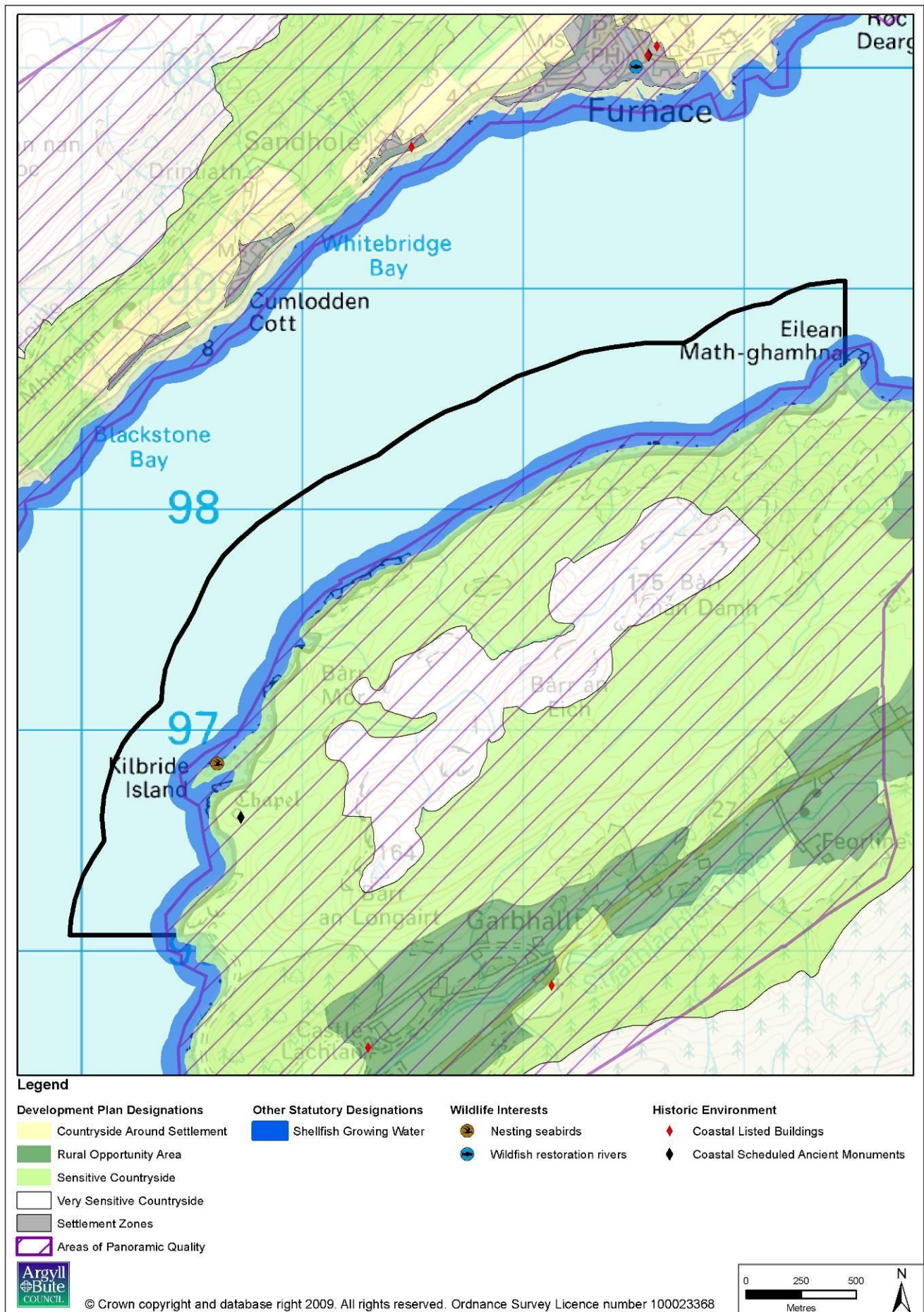
HISTORICAL FEATURES

The only historical feature adjacent to this policy zone is the ruin of the Chapel of Kilbride, which overlooks Kilbride Island. The chapel and associated structures on Kilbride Island are listed as a scheduled ancient monument.

POLICY ZONE M MAP – Current Uses & Activities



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



OPPORTUNITIES AND CONSTRAINTS FOR FUTURE USE AND DEVELOPMENT

Constraints

<i>Future Use</i>	
Infrastructure	The out of service telecommunications cable in this policy zone could be damaged by trawling or anchoring of commercial and recreational vessels.
Recreation	The use of this area for recreational boating is limited as the relative exposure of the coastline makes the area unsuitable for moorings or charted anchorages.
Areas sensitive to disturbance	High speed motorised water-sports and other water craft should avoid disturbance to islands/skerries that are important for seabirds and seals, particularly during sensitive periods such as breeding seasons (see SMWWC – Appendix VII).

<i>Development</i>	
Landscape	The small scale bays and offshore islands would be quickly dominated by larger structures: the bays are too small to contain development.
	Geometric and linear structures would be difficult to accommodate against the irregular shape of the coastline. Furthermore, the narrow water channel, where the headland extends towards the western shore, limits opportunities for structures to be absorbed within an expansive panorama.
	This area has a sense of remoteness, emphasised by the ruggedness of the terrain, lack of development and semi natural character, which would be diminished by development.
	This area offers the opportunity for fine, long views along the loch from elevated, open low hills, which is relatively rare within the context of Loch Fyne.
Historic Interest	The setting of Old Castle Lachlan and other archaeological remains, including the Chapel of Kilbride and the views between the two areas of this monument are sensitive to development.
Activities	New aquaculture development outside the subsea telephone cable would affect trawling/creeling areas.
Infrastructure	The out of service telephone cable, running parallel to the coastline does not preclude development, but British Telecom (BT) should be consulted on any proposals made in the vicinity of this cable.
	Opportunities for shore based development are limited by the undeveloped coastline and the lack of road access to the shore.

Opportunities¹

<i>Future use</i>	
Recreation	This is one of the few coastal areas with limited forestry development and open elevated panoramic views of Loch Fyne. More formal path development may be appropriate here beyond the path which already exists up to higher view points.

¹ 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 PZM-1

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

Justification

- There is no potential for the seascape to accommodate aquaculture development in this policy zone, largely due to the high sensitivities associated with the complex pattern and organic form of the diverse coastline, the high aesthetic quality of the area, the contribution made by the sea and coast to the setting of landmark features, and the presence of panoramic views from open elevated locations (Grant 2007).

MARINE SHELLFISH DEVELOPMENT POLICY

Marine Shellfish Development Policy PZM-2

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

Justification

- There is no potential for the seascape to accommodate aquaculture development in this policy zone, largely due to the high sensitivities associated with the complex pattern and organic form of the diverse coastline, the high aesthetic quality of the area, the contribution made by the sea and coast to the setting of landmark features and the presence of panoramic views from open elevated locations (Grant 2007).

ON-SHORE AQUACULTURE-RELATED DEVELOPMENT POLICY

On-shore Aquaculture-Related Development Policy PZM-3

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

Justification

- Opportunities for shore-based development are limited by the undeveloped coastline and the lack of road access to the shore for any of the coastline (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.