

POLICY ZONE Q: RUBHA STILLAIG TO ARDLAMONT POINT

LANDSCAPE CHARACTERISTICS

The landscape is generally wooded on steep slopes and headlands. Where gradients are gentler, south facing slopes of fields and grazing on alluvial flats extend to the shore.

SEASCAPE CHARACTERISTICS

Overlooking the vast expanse of the adjacent sounds, this seascape is perceived as extremely open and large-scale. Sandy beaches and shallow waters in the bays emphasise the dynamism of tides across a wide tidal reach. The irregular, south facing coastline is characterised by wide, sandy beaches and deposit based shorelines alternating with rocky promontories and steep sided headlands. The scale of this diverse coastline varies from occasional small indentations to wider, more sweeping bays and exposed headlands, where gradients are gentler. Coastal development is sparse, and associated with the bays.



Ardlamont Point



Kilbride Bay looking west



Rocky headland at Rubha Stillaig



The steep slopes of Ardlamont Point



Ardlamont Bay, looking west



Headland of Eilean Aoidhe viewed from Low Stillaig



Ardlamont Bay, looking west



View across Ascog Bay where headlands alternate with well defined south facing bays

ACCESS

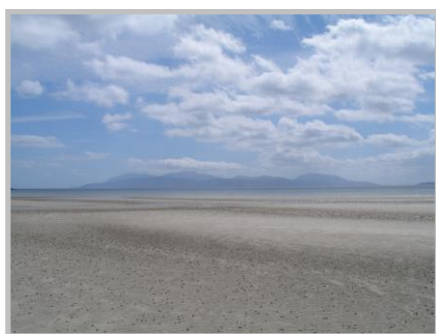
The coast is easily accessible, with waymarked footpaths and access tracks extending down to the shore, to the sandy beaches and along parts of the coast. Access by car along this stretch of coast is limited however. Road access is from Millhouse on the B8000 to Camp Cott and is set well back from the shore. From Camp Cott to Ardlamont Point the road is single track with passing places. There are no public boat launching facilities in this part of Loch Fyne.

VISUAL AMENITY

The road offers the opportunity for elevated views over the immediate hinterland to the coast, the expanse of the sea and panoramic views to northern Arran, the sounds and surrounding coastlines. The bays, inlets, promontories and headlands offer a diverse coastline with several sheltered sandy beaches. The scenic quality is further enhanced by the dramatic backdrop of the vast expanse of the sounds and the rugged profile of the Arran hills. The sense of distance and visual amenity of these panoramic views contribute to the scenic quality.



View across Ardlamont Bay to the Skipness Point and the island of Arran, illustrating the simple expanse of the sea, and island of Arran as a focal point in views



Kilbride Bay, looking across to Arran



View from the headland of Eilean Aoidhe to Sgat Mòr and Arran in the background

SETTLEMENTS

Settlement along this coastline is mainly rural and limited to small farming communities. Residential homes and villages are generally set back from the coastline.

CURRENT USES

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

Recreation

The area has a high recreational value and appears relatively popular with walkers, sailing, scuba diving and anglers.

Sailing

Asgog Bay and Kilbride Bay are both visited from the water, and this stretch of coastline has three charted anchorages, two at Asgog Bay and one at Kilbride Bay.

Diving

There is a scenic dive site just off the island of Sgat Mòr and a wreck dive, south west of Kilbride Bay.

Angling

Shore, charter, and private small boat angling occurs from Rubha Stillaig to Sgat Beag.

Aquaculture

There are no current aquaculture developments in this policy zone.

Fishing

Prawn trawling takes place throughout the outer part of the policy zone. In shallower water, between Rubha Stillaig and Sgat Beag, scallop dredging and creeling for velvet crabs occurs. Razorshell are collected by diver in Ascog Bay and around Kilbride Bay.

Discharges

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

LOCAL PLAN & OTHER DESIGNATIONS

Refer to policy zone Q map for areas covered.

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

- The coast immediately adjacent to this policy area is designated as 'Undeveloped Coast' (a coastal area of Sensitive Countryside). There are also two Rural Opportunity Areas set back and running parallel to the coast.
- The coastal hinterland is within the Bute & South Cowal Area of Panoramic Quality.

Other Designations

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

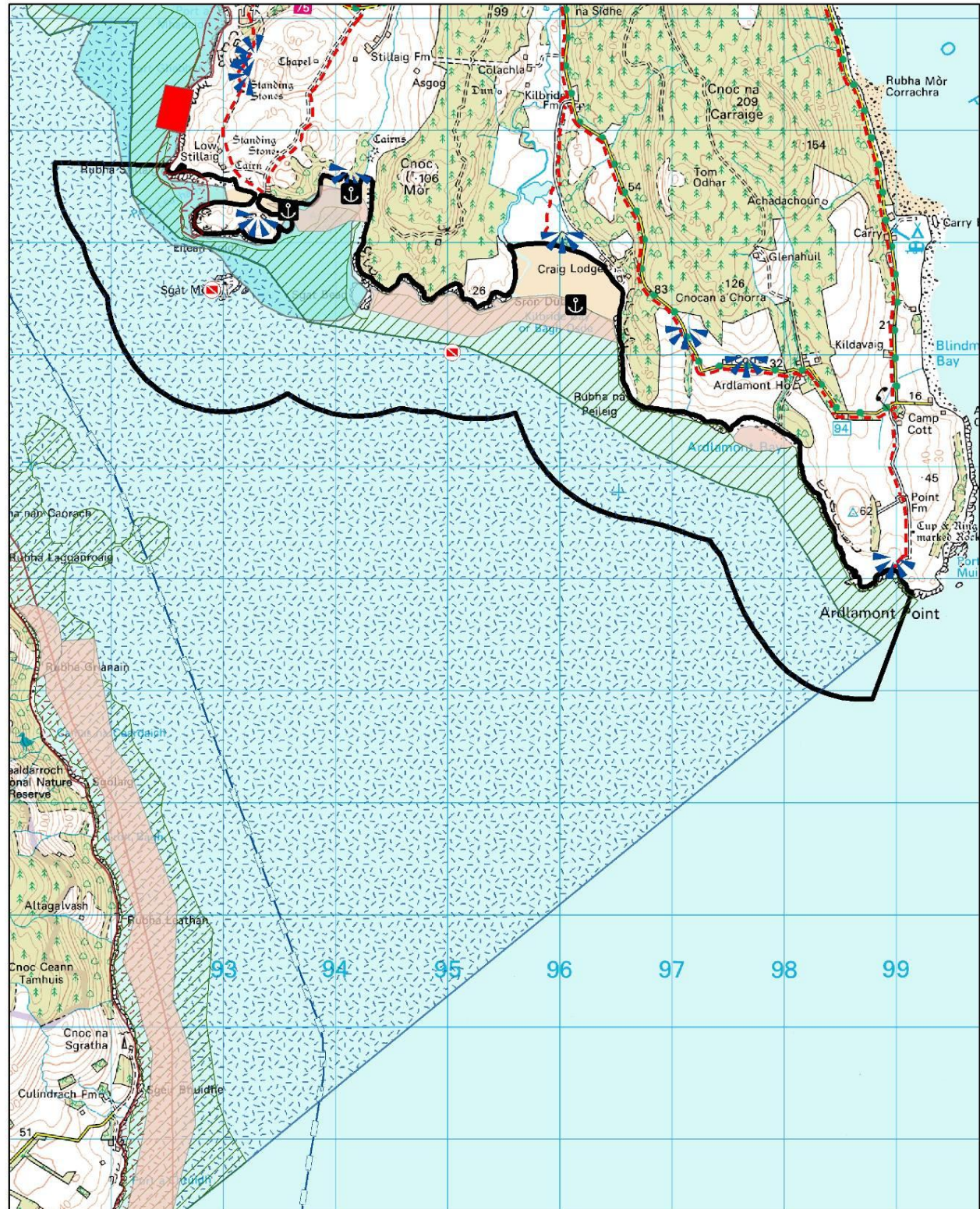
WILDLIFE

To the west of Ardlamont Point there is an extensive bed of dead maerl at 5-13 metres depth. Nesting seabirds, such as Fulmars (*Fulmarus glacialis*) and shags (*Phalacrocorax aristotelis*) are commonly associated with this region of Loch Fyne (Craik 1999). Overwintering migratory birds, such as greylag geese (*Anser anser*) are also commonly associated with this region of Loch Fyne (Craik 1999). Sites of nature conservation interest include the River Osda. The river is an important migratory route for Atlantic salmon (*Salmo salar*) and sea trout (*Salmo trutta*) populations. The River Osda is included in a loch wide Atlantic salmon restoration project. Atlantic salmon populations are also known to migrate through the channel at Eilean Aoidhe and Sgat Mor.

HISTORICAL FEATURES

The category B listed Ardlamont House (c.1820). Ardlamont Square, Sundial and Walled Garden are prominent coastal features. Two historical wrecks are documented in this policy zone. The Moonlight lies to the south west of Kilbride Bay and the Sincerity was shipwrecked off Ardlamont Point.

POLICY ZONE Q MAP – Current Uses & Activities



Legend

Commercial fishing

- Scallop dredging
- Nephrops creeling
- Nephrops trawling/creeling
- Razorshell diving

Aquaculture

- Finfish lease

Loch Access

- Anchorage
- Ferries

Recreation & Tourism

- Preferred angling areas
- Proposed core path
- Dive sites
- Viewpoint



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0 250 500
Metres



POLICY ZONE Q 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

- Special Area of Conservation
- Site of Special Scientific Interest
- National Nature Reserve
- Shellfish Growing Water

Wildlife Interests

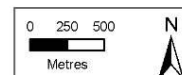
- Basking sharks
- Nesting seabirds
- Wildfish restoration rivers

Historic Environment

- Coastal Listed Buildings
- Shipwreck



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OPPORTUNITIES AND CONSTRAINTS FOR FUTURE USE AND DEVELOPMENT

Constraints

<i>Development</i>	
Landscape	The sense of seclusion and even remoteness experienced along parts of this coastline would be diminished by development.
	The irregular pattern of bays, promontories and islands create a coastal landscape of intricate shapes against which it is difficult to accommodate large-scale development.
	The visual amenity of panoramic views to Arran, and along the sinuous coastline are characterised by irregular shapes and rugged profiles against which it is difficult to site geometric shapes.
	With little settlement in which shore-base development can be absorbed, and the lack of road infrastructure close to the coast presents no opportunities for on-shore development within existing settled areas along this stretch of coast.
Fishing	Commercial fishing is important in much of this policy zone.
Exposure	Most of this policy zone is likely to be too exposed for scallop or mussel farm development.

Opportunities¹

<i>Development</i>	
Shellfish Ranching	Potential for scallop ranching in Kilbride Bay has been identified by the Loch Fyne ICZM group.

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

<u>Marine Finfish Development Policy PZQ-1</u>	
There will be a general presumption against any scale of new finfish development within this policy zone.	
<u>Justification</u> <ul style="list-style-type: none"> No potential to accommodate aquaculture development was identified, largely due to the diversity and scenic quality of the coastline, for which the loch and adjacent sounds provide the immediate setting. The irregular coastline, the amenity value of resources such as the sandy beaches, the isthmus to Eilean Aoidhe, and the fine panoramic views to the rugged profile of Arran combine to create an area of great richness with high scenic quality. In addition, there are some qualities of seclusion and even remoteness which would be diminished by the presence of any off-shore development (Grant 2007). 	

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

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 PZQ-2

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

Justification

- No potential to accommodate aquaculture development was identified, largely due to the diversity and scenic quality of the coastline, for which the loch and adjacent sounds provide the immediate setting. The irregular coastline, the amenity value of resources such as the sandy beaches, the isthmus to Eilean Aoidhe, and the fine panoramic views to the rugged profile of Arran combine to create an area of great richness with high scenic quality. In addition, there are some qualities of seclusion and even remoteness which would be diminished by the presence of any off-shore development (Grant 2007).
- This stretch of coastline is likely to be too exposed for mussel or scallop farm development (Marine & Coastal Development Unit 2009).

ON-SHORE AQUACULTURE-RELATED DEVELOPMENT POLICY

On-shore Aquaculture-Related Development Policy PZQ-3

There will be a presumption against aquaculture-related shoreline developments in this policy zone.

Justification

- There are no opportunities for on-shore development along this stretch of coast (Grant 2007).