

Interreg 3B: Coastatlantic
Atlantic Coast (Wester Ross) Project

COASTAL PLAN FOR THE TWO BROOMS AREA Technical Appendices

September 2006

**Interreg 3B: Coostatlantic
Atlantic Coast (Wester Ross) Project**

**COASTAL PLAN FOR THE
TWO BROOMS AREA**

Technical Appendices

September 2006

CONTENTS

1. Area policy matrices (coastal/nearshore zones A-Z)	5
2. Marine and Coastal Biodiversity Action Plan habitats, species	68
3. Glossary	72
4. Bibliography	74

Appendix 1: Area Policy Matrices (coastal/nearshore zones A-Z)

The following tables have been compiled to show the main factors considered in developing the area-specific policies for the coastal/nearshore areas in the Coastal Plan. These factors have been gathered under the headings of Opportunities/Strengths, Constraints/Weaknesses, Development Potential, and Objectives. Entries have been compiled under each of the relevant topic headings. The resultant policy is shown in a box at the foot of each table.

Zone [A]: Rubha Coigach to Reiff

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture		Too exposed for aquaculture	Limited due to exposure and amenity/landscape value of the area	Guide aquaculture to other, more appropriate areas
Commercial Fisheries	Scope for creel fishing along this rocky coast	Exposure to prevailing winds.		Sustain creel fishing opportunities.
Nature Conservation	Relatively undisturbed area for wildlife		Best managed to limit disturbance	Retain the undisturbed character of this area for the benefit of wildlife
Business and Rural Development			The southern part of this zone has been identified as having some potential for development of local scale, onshore wind power. However, any major onshore physical development would tend to conflict with wilderness recreation	Retain emphasis on residential amenity and outdoor recreation.
Recreation and Tourism	Rock climbing, walking, wildlife watching and hill-loch fishing within a wilderness environment.	Congestion caused by visitor access/parking at the road end in Reiff	Best managed as an area offering recreational opportunities within a wilderness environment.	Seek provision of some car parking space for visitors at the road end but otherwise manage as a wilderness recreation area.
Shore Access and Marine Traffic				
Landscape	Wild, open, moorland terrain, with extensive offshore views.	Bleakness other than in good weather - not of especially high scenic value.		Safeguard as a remote landscape of value for recreation.
Cultural and Built Heritage				

Policy

**Safeguard as an outdoor recreation area.
Seek provision of some car parking space for visitors at the road end.
Precautionary presumption against installations in the nearshore area.**

Zone [B]: Reiff to Altandhu and Isle Ristol

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	There is physical scope for the development of aquaculture on the west and southwest sides of Isle Ristol and the east side of Eilean Mullagrach.	Exposure to prevailing winds, the need to safeguard the visual amenity of coastal settlements at Reiff and Altandhu, and access to the harbour limit the scope for development in other areas.	Installations could be sited in a number of nearshore areas but would have to be small-scale only, well separated and low in profile to avoid impacting adversely on the scenic quality of this area.	Aquaculture developments should be small in scale and carefully sited to maintain scenic and amenity value and to safeguard access to the harbour.
Commercial Fisheries	Important inshore creeling area based at Old Dornie. Area to south of Isle Ristol is important for scallop dredging.	Survey data suggests that there are areas of maerl on the seabed in the area south of Eilean Mullagrach and off the SW tip of Isle Ristol.	There is scope to improve the facilities at Old Dornie harbour.	Safeguard access to the harbour at Old Dornie for fishing vessels and improve its facilities. Ensure that fishing with mobile gear does not conflict with conservation of maerl beds which are a UK Biodiversity Action Plan habitat.
Nature Conservation		Maerl beds are particularly vulnerable to abrasion and physical damage. Narrow roads and remoteness from main centres of population		Safeguard maerl beds which are a UK Biodiversity Action Plan habitat.
Business and Rural Development	Old Dornie is a recognised fishing harbour with mainly shellfish landings.		Old Dornie could be further developed as a launch site for recreational watersports (eg kayaking, diving, trailer sailing) New development in this zone must allow for existing access routes to the coast to be maintained.	Sustain and enhance the facilities at Old Dornie harbour.

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	This remote area attracts a range of visitors. These include walkers and climbers who mainly wish access the coast to the north of Reiff and recreational sailors, kayakers and divers using Old Dornie harbour as an entry point for the Summer Isles.	Lack of car parking near the road end at Reiff for walkers and climbers. Lack of shelter and toilet facilities at Old Dornie harbour	Area, including Isle Ristol, would be best managed for informal recreation within a remote and tranquil area.	Improve public access and car parking but otherwise manage for informal recreation. Support improvements to facilities at Old Dornie harbour.
Shore Access and Marine Traffic	Ready access to the inner Summer Isles group, eg for creeling, recreational boating, canoeing, diving Sheltered anchorage at Old Dornie	There are tidal restrictions that lead to a measure of congestion at Old Dornie. Exposed nature of outer harbour and depth restrictions for larger vessels	Old Dornie harbour – could benefit from some shelter and toilet facilities; possibly also some amenity tree planting on the landward side of the road (eg to screen the storage area used by fishing boats).	Safeguard access to the harbour at Old Dornie and improve its facilities and setting.
Landscape	High scenic value with strong sense of tranquility and remoteness. Good viewpoint above Altandhu- overlooking the Summer Isles. Attractive small beach on north side of Isle Ristol	Much of this zone tends to be open and expansive and is therefore sensitive to large-scale built development.	Best managed to enhance existing characteristics and the activities they support.	Maintain and enhance scenic value and associated amenity use. Safeguard seaward views from Altandhu and Reiff and from the viewpoint above Altandhu.
Cultural and Built Heritage	Good examples of rig-and-furrow cultivation near Old Dornie harbour.			Safeguard the setting and integrity of the rig and furrow feature.

Policy

Aquaculture development would be acceptable in principle on the west and southwest side of Isle Ristol and the east side of Eilean Mullagrach. However installations sited in these nearshore areas would have to be small-scale only, well separated and low in profile to avoid impacting adversely on the scenic quality of this area.

Precautionary presumption against such development in the other parts of this policy zone to safeguard (a) access to the important local anchorage at Old Dornie, and (b) the visual amenity of the communities at Altandhu and Reiff.

Encourage fishermen using mobile gear to recognise the presence of sensitive maerl bed habitat off the S end of Eilean Mullagrach and the SW tip of Isle Ristol.

On the terrestrial side of the coast, support improvements to public access and car parking at the Reiff road-end to promote good relations between local residents and visiting walkers and climbers.

Encourage the improvement and maintenance of facilities at the key access point of Old Dornie.

New development must allow for existing access to the coast to be maintained

Zone [C]: Badentarbat Bay and Horse Sound

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	<p>Use of public pier at Badentarbat as a service base for fish farming.</p> <p>Small-scale shell fish surface installations could be installed immediately west of Badentarbat Pier or the northwest side of Rubha Dunan where they would not intrude on the views of the islands from the surrounding settlements.</p> <p>Some creeling</p>	<p>High scenic and amenity value of the area</p> <p>Exposure to south west winds, especially around Rubha Dunan.</p> <p>Competition between commercial and recreational use of Badentarbat pier.</p>	<p>Limited since surface installations in the waters close to the mainland shore or halfway out to the islands would be too obtrusive.</p>	<p>Aquaculture development should be avoided in the nearshore area to safeguard residential and visitor amenity and seaward views</p> <p>Continued use of Badentarbat Pier for aquaculture is acceptable provided there is adequate provision for recreational usage</p>
Commercial Fisheries				Sustain creel fishing opportunities.
Nature Conservation	Rubha Dunan is a 23 ha SSSI designated for fen habitat, and for its geological features.			Safeguard interest of SSSI
Business and Rural Development	<p>Fine seaward views and tranquillity, along with certain visitor attractions and community facilities make this area attractive for tourists and residents.</p> <p>Active crofting communities</p>	<p>Remote communities distant from main centres of population.</p> <p>Limited in-bye croftland</p>	<p>Increasing general interest in outdoor recreation and tourist attractions linked to natural heritage and local produce.</p> <p>The southern part of this zone has been identified as having some potential for development of local scale, onshore wind power. However, any major onshore physical development would tend to conflict with residential use.</p>	<p>Promote the development of facilities for outdoor recreation.</p> <p>Important croftland to the south should be retained.</p> <p>Retain emphasis on residential amenity and outdoor recreation.</p>

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	High tourist appeal on account of scenery. Safe and accessible shoreline for kayaking which permits visits to the Summer Isles. Shore diving possible from Badentarbat Pier which also permits landing from boats. Beach near Youth Hostel at Acheninver.	Exposure to southwest winds which causes accumulation of shoreline litter. Some competition between commercial and recreational use at Badentarbat pier.	The enhancement of recreational provision, e.g. accommodation or shelter/changing facilities near Badentarbat Pier. Opportunity to enhance access to the shoreline, along the shore or to key local vantage points such as the headlands.	Support developments which sustain and enhance recreational activity in and around the bay.
Shore Access and Marine Traffic	Badentarbat Pier is used for access to the Summer Isles and for aquaculture.	Poor physical condition of Badentarbat Pier.	Improvement and maintenance of Badentarbat Pier would make it safer and more attractive to all users.	Promote maintenance and general enhancements at pier.
Landscape	High quality scenic views of the Summer Isles and beyond that could be interpreted for visitors.	The extent to which the inshore area is overviewed by houses and roads and the quality of the seaward views in this area, makes the coastline visually sensitive and limits its potential for development.	Best managed to retain scenic views and associated tourist appeal. Improve local amenity in and around the pier.	Retain/promote/enhance views, possibly using information and/or interpretation.
Cultural and Built Heritage				

Policy

General presumption against siting of surface installations in the nearshore area to safeguard residential amenity and high quality seaward views.
Presumption in favour of carefully sited and well-designed developments which can support and enhance recreational provision around Badentarbat Pier.
Close control of roadside storage of materials and equipment at the pier to reduce visual impact and improve local amenity.

Zone [D]: The Main Summer Isles Group

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	Sheltered -good natural anchorage associated with E side of Tanera Mòr.	The western shores of the islands are very exposed Competition for space for anchoring in sheltered areas. There are maerl beds in parts of the channels between the islands and around the coast.	Continued aquaculture activity is acceptable in principle at the existing sites although by reducing the impact at Tanera Mòr (eg by rationalising the level of development in the anchorage). More visiting yachts could be encouraged and these could bring tourist trade. The scale could be reduced by relocating some of the fish farm production to the SE end of Tanera Mòr or the SE side of Horse Island if sufficiently robust equipment is available for these more exposed sites.	Presumption in favour of continued use of The Anchorage at Tanera Mòr for aquaculture but encourage a reduction in the overall scale of the fish farm presence at this site. Ensure that deployment of moorings or anchors does not conflict with conservation of maerl beds which are a UK Biodiversity Action Plan habitat.
Commercial Fisheries	Some creeling in inshore area. Sheltered waters for creeling and good natural lobster ground. The area is fairly compact and much of it can be viewed from the mainland adjacent making it possible to monitor fishing activity. Area to west of Tanera Beag indicated as being important for scallop dredging.	There are maerl beds in parts of the channels and between the islands and around the coast.	Lobsters are currently found and fished in the waters of the islands which have rocky, boulder slopes descending to sandy/cobbled sea bed. The area appears suitable for a stock enhancement initiative subject to further detailed investigation. The cost of a programme involving sourcing juveniles for seeding and the legal basis for preventing fishing in any given area needs to be explored. This should be possible under the Highland Regulating Order, if approved.	Sustain creel fishing Identify potential for lobster stock enhancement area. Ensure that fishing with mobile gear does not conflict with conservation of maerl beds which are a UK Biodiversity Action Plan habitat.

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Nature Conservation		Maerl beds are particularly vulnerable to abrasion and physical damage.		Increase knowledge and awareness of presence of fragile species
Business and Rural Development	Opportunities for outdoor activities and field study.	Remoteness and cost of servicing. No scheduled ferry service.	Potential for developing facilities for outdoor activities and field study on Tanera Mòr. Role for moorings association in managing existing and potential moorings.	Support establishment of moorings association.
Recreation and Tourism	Fine area for sea kayaking, diving and sailing. Regular visits by local cruise and wildlife boats.	The western shores of the islands are very exposed. Boat access, diving and canoeing in these areas requires experience and often may not be possible due to weather conditions.	Potential to encourage more yachts to visit and these could bring tourist trade.	Maintain as an attractive area for recreation whilst respecting secluded areas. Focus activities on more sheltered areas.
Shore Access and Marine Traffic	Good natural anchorage on the east side of Tanera Mór and north of Tanera Beag	The western shores of the islands are very exposed.	The population on Tanera Mór is not large enough to sustain a scheduled ferry service.	Promote enhanced management of existing anchorage to minimise friction between users.
Landscape	The islands as a group have high scenic quality and provide a spectacular backdrop for the communities at Polbain, Achiltibuie and Badenscallie		The generally unspoilt character of this island group, together with the rest of the Summer Isles, has an iconic quality which helps in promotion of the project area and Wester Ross as a whole. Development potential is limited by the need to safeguard the integrity of the wider landscape. This effectively limits the scope for physical development to relatively small structures in the anchorage area of Tanera Mòr.	Safeguard the unspoilt character of the western part of this island group. Protect important views over open water.

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Cultural and Built Heritage	<p>There is a wreck on west side of Tanera Mòr which is listed in the Scheduled Monument Record</p> <p>The fishing station and quay on Tanera Mòr are 'B' listed buildings/structures.</p>			<p>Safeguard scheduled wreck site from unsympathetic activities.</p> <p>Promote the preservation of listed buildings/structures and ensure that their development is properly controlled.</p>

Policy

Presumption in favour of continued use of The Anchorage at Tanera Mór for aquaculture but encourage a reduction in the overall scale of the fish farm presence at this site and encourage the use of low-impact designs for the fish farm installations to make the area more attractive for visiting recreational boats. The scale could be reduced by relocating some of the fish farm production to the SW end of Tanera Mór or the SE side of Horse Island if sufficiently robust equipment is available for these more exposed sites.

Presumption against further development in the western part of the island group.

Encourage recognition of the presence of sensitive maerl bed habitat

Investigate potential for establishing a lobster stock enhancement area here on a trial basis (see Policy Map).

Zone [E]: Horse Island

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	Relatively sheltered E. side	The nearest jetty/pier/slip which could service development at Horse Island is Badentarbat pier. Since this pier is already in use by the fish farm operator on Tanera Mór it would preclude use by another fish farm operator because of the need to minimise risks of transfer of fish diseases. Servicing by boat from Ardmainir or Ullapool would involve a longer and more exposed route.	Large and rugged enough to absorb the visual impact of a small-to-medium size surface installation in the sea nearby	Potential as a finfish farm relocation site - but probably more likely to be acceptable to local residents for this purpose if development were to be off the (more distant to them) SE side of Horse Island rather than the E or NE. Ensure that aquaculture developments take due account of maerl beds to the south and southeast of Horse Island. [At time of writing a lease for a shellfish farm has recently been approved in this area. There may still however be long-term potential for use as a finfish farm relocation site].
Commercial Fisheries	Some creeling in inshore area	Maerl beds are indicated to the south and southeast of Horse Island.		Ensure that fishing with mobile gear does not conflict with conservation of maerl beds which are a UK Biodiversity Action Plan habitat.
Nature Conservation		Maerl beds are particularly vulnerable to abrasion and physical damage.		Safeguard maerl beds which are a UK Biodiversity Action Plan habitat.
Business and Rural Development				
Recreation and Tourism				
Shore Access and Marine Traffic	Relatively sheltered E. side			

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Landscape	Horse Island is one of the more substantial islands in the project area and an important element in the seaward views from the townships of Badenscallie and Polglass.	Some residents in Badenscallie may regard development on the near side of Horse Island as an intrusion on their seaward view.		Protect important views over open water
Cultural Built Heritage				

Policy

<p>Presumption in favour of use as a finfish farm site to allow relocation of finfish production away from the vicinity of game fishing rivers or other sensitive areas.</p> <p>Aquaculture development here should be small-to-medium in scale and visually discreet.</p> <p>Outwith the small existing shellfish lease at the NE end of Horse Island, development should be directed towards the southern end of the island to minimise impacts on the visual amenity of the communities on the mainland adjacent.</p> <p>Encourage fishermen using mobile gear to recognise the presence of sensitive maerl bed habitat</p>
--

Zone [F]: The Eilean Dubh Island Group

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	<p>Shelter from W and NW winds on the SE side of Eilean Dubh.</p> <p>Less visually sensitive than the nearshore islands so may have some potential for aquaculture development.</p>	<p>Remoteness and general exposure.</p> <p>Large scale surface installations on the sea nearby or any significant scale of terrestrial development would probably be unacceptable due to the landscape value of the islands.</p>	<p>At least one finfish farming company has shown tentative interest in developing an experimental site at this location.</p> <p>This would be a challenging site to service and would require a very robust installation designed for offshore use.</p> <p>Development here on any significant scale would probably require improvements to one of the local jetties on the mainland.</p>	<p>Guide potential development towards the eastern side of Eilean Dubh which enjoys a degree of shelter and which has the mass to absorb the visual impact of an aquaculture unit of an appropriate scale.</p>
Commercial Fisheries	<p>Some creeling in inshore area. Scallop dredging takes place to the north-west of Eilean Dubh.</p>			<p>Sustain creel fishing opportunities.</p>
Nature Conservation	<p>May have value as wildlife sanctuary on account of its remoteness and relative lack of disturbance.</p>		<p>Area may benefit from more detailed survey of wildlife interest.</p>	<p>Ensure area is considered in any future survey proposals.</p>
Business and Rural Development				
Recreation and Tourism	<p>There are several recognised dive sites in the south west part of the policy zone.</p> <p>The summit of Eilean Dubh provides a good vantage point over the Summer Isles and the outer sea loch areas.</p>	<p>Remoteness and general exposure.</p> <p>Lack of good landing facilities.</p>	<p>Potential destination for dive charter operators and wildlife boat trips.</p>	<p>Encourage responsible access.</p>

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Shore Access and Marine Traffic		Lack of good landing facilities.		
Landscape	Scenic value. Eilean Dubh is one of the more significant islands in the Summer Isles group on account of its height and isolation. Proximity to main ferry route.	Distance from roads and centres of population means that few people get the chance to view the area close up.		Safeguard the landscape value of the islands particularly in relation to views from the main ferry routes.
Cultural and Built Heritage				

Policy

Presumption in favour of marine development involving surface installations off the SE side of Eilean Dubh which are of a scale and design compatible with the scenic value of these islands.

Presumption against development on or around the western and northern sides of Eilean Dubh, and on or around the lower-lying islands in the south-western part of the group to safeguard their landscape character.

Zone [G]: The Lone Outliers (Priest Island and Glas-leac Beag)

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture		Too exposed to consider at present for aquaculture.		
Commercial Fisheries	Some creeling in inshore area			Sustain creel fishing opportunities
Nature Conservation	Special Protection Area under the NATURA regulations and a biological Site of Special Scientific Interest. The island supports a major breeding colony of storm petrels and is also a breeding site for a range of other types of birds.	The breeding bird interest makes the island sensitive to disturbance during the breeding season.		Ensure that NATURA considerations are addressed
Business and Rural Development				
Recreation and Tourism	The presence of freshwater lochans and a small bay which is sheltered from westerly winds make Priest Island viable as an overnight camping spot for experienced kayakers seeking a wilderness camping experience. There is a recognised dive site on the west side of Glas-leac Beag and three more around the north end and eastern tip of Priest Island.	Breeding bird interest (storm petrels) sensitive to disturbance during breeding season. Remoteness, exposure, and lack of a purpose-built landing place limit the island's accessibility.	Best left undeveloped as a wildlife haven and wilderness recreation resource. Wildlife tour and dive charter destination – but this needs to be low-key and properly managed to safeguard the special nature conservation interest of the island.	Maintain special qualities by supporting adherence to new Scottish Marine Wildlife Watching Code.
Shore Access and Marine Traffic	The eastern bay offers shelter from prevailing winds but has no purpose-built landing place. Occasional anchorage possible on northwest side in settled weather.	Exposure		Maintain free access to sheltered eastern bay on Priest Island

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Landscape	Wild land attributes. The size and form of Priest Island makes it a significant landscape feature in views from the mainland, especially from Opinan, Gruinard and the mouth of Little Loch Broom. It is one of the higher islands in the Summer Isles group (76m) and for those who are able to visit, its summit affords good, wide views.			Maintain wild land attributes and safeguard as a remote landscape of value for recreation.
Cultural and Built Heritage	Priest Island is an historic site settled for a time during the Jacobite risings in 1745 by French forces. There are scheduled wrecks off the west side of the island.	Remoteness, exposure, and lack of a purpose-built landing place limit the island's accessibility.	Limited promotional potential due to remoteness, landscape and nature conservation interest	

Policy

Presumption against development on or around Priest Island to safeguard its wildlife and wilderness recreation resource.

Maintain free access to the bay on the island's eastern side because of the shelter it affords for smaller boats.

Ensure that those accessing and using the island do so responsibly with due consideration for the special bird interests here.

Any marine installation located in the vicinity of Glas-leac Beag should be suitably robust to cope with the exposure but it should also be low in profile and of a scale and form which is sympathetic to the island's landscape character and compatible to the SPA and Natura designation.

Zone [H]: The Skerry Groups: [H1] Stac Mhic Aonghais, Sgeir an Aon Iomairt, Sgeir Revan;
[H2] Càrn nan Sgeir and Meall nan Caorach

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture		The skerries are low-lying and very exposed. Ferry traffic to and from the Western Isles and tourist cruise boats en route to and from the main Summer Isles group pass close by the skerries of zone H1 and to the north and south of those in H2.		Precautionary presumption against location of surface installations to the north or south of the Skerries
Commercial Fisheries	Good area for commercial fishing. Scallop dredging tows are indicated in the western part of H1, just to the north of Stac Mhic Aonghais and Sgeir an Aon Iomairt. Important for viewing birdlife.			Sustain fishing opportunities
Nature Conservation				Maintain special qualities by supporting adherence of new Scottish Marine Wildlife Watching Code.
Business and Rural Development			Suitably robust surface installations which are sympathetic in design to the wider landscape setting could be located to the west of the skerries or to the east.	Ensure any installations do not impede free navigation.
Recreation and Tourism	Important for viewing birdlife. Good scenic diving in the vicinity of Stac Mhic Aonghais and the southern part of the Càrn Skerries (H2).	Exposed locations.	Wildlife cruises and dive charters.	Maintain special qualities by supporting adherence of new Scottish Marine Wildlife Watching Code.

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Shore Access and Marine Traffic		Because they are small and low-lying, the skerries represent a significant navigational hazard for marine traffic in conditions of poor visibility.	It is important that no installations should be located in the sea at or near the surface to the north or south of these skerries to maintain the width of the navigational channels either side.	Precautionary presumption against location of surface installations to the north or south of the Skerries.
Landscape	Both skerry groups fall within the boundary of the National Scenic Area. The skerries in H1 are close to the main ferry route, and are scenically significant for passing boat traffic. Although less distinguished seen from the north, Carn nan Sgeir in H2 has a rugged and scenic south side.	H2 These are skerries of lesser scenic value in the wider context of the project area.	The low and exposed character of the skerries makes them generally unsuitable for terrestrial development. Their small scale and local landscape significance - H1 in particular - also militates against the siting of surface structures in the marine area close by. However there may be opportunities for discreet development of this type to the east or west of the Carn Skerries (H2)	Safeguard the scenic value of the skerries for passing boat traffic.
Cultural and Built Heritage				

Policy

H1:	Presumption against location of surface installations in the vicinity of the skerries to safeguard their scenic value for passing boat traffic.
H2:	Presumption against location of surface installations to the north or south of this skerry group to safeguard the main navigational channels to and from Ullapool.
	Suitably robust surface installations which are sympathetic in design to the wider landscape setting could be located to the west of the skerries or to the east provided they are within the green sector of the Rubha Cadail navigational light and compatible with the operation of the Ullapool Harbour area.

Zone [I]: Rubha Dubh Ard to Dùn Canna

	Opportunities/Strengths	Constraints/ Weaknesses	Development Potential	Objectives
Aquaculture		Exposure to westerly winds. Scenic quality,	Constrained by exposure and amenity factors.	The nearshore marine area of this zone and the terrestrial area east of Culnacraig would be best left undeveloped.
Commercial Fisheries	Some creeling takes place in the nearshore area; trawling further out.			Sustain creel fishing opportunities.
Nature Conservation				
Business and Rural Development	The Wester Ross Local Plan allows for some terrestrial development around Culnacraig and Achduart.	Limited area of inbye croftland.		Protect croftland in the centre of the settled area.
Recreation and Tourism	Good area for outdoor recreation – rugged coastal path (the Postie’s path) skirts the lower slopes of Ben More Coigach (popular with hill walkers) and links the Achitibuie/Polglass/Culnacraig area with Strathcanaird. Scenic wall diving – some of the best in the Highland area – is found close in to the coast which faces south towards Isle Martin.		Interest in hillwalking, diving, recreational boating and canoeing is increasing generally. In terms of scenery, coastal walking opportunities and diving, this stretch of coast is a key resource within the project area and is of more than just local significance.	Safeguard for use and appreciation as a scenic and outdoor recreation asset.
Shore Access and Marine Traffic		Exposure to westerly winds. No purpose-built landing places.		

	Opportunities/Strengths	Constraints/ Weaknesses	Development Potential	Objectives
Landscape	The views both of and from Ben More Coigach, whose southern slopes drop steeply to the sea, are distinctive and of high scenic quality. They are appreciated from both the sea and the land.		Some terrestrial development is possible around Cuinacraig and Achduart.	Views from the end of the public road at Cuinacraig should be maintained. Safeguard the wild, undeveloped character of the coast between Cuinacraig and Loch Kanaird and the landscape setting of Dùn Canna.
Cultural and Built Heritage	Scheduled Ancient Monument at Dùn Canna.			Safeguard the landscape setting of Dùn Canna.

Policy

Terrestrial development which is consistent with the aims of the Wester Ross Local Plan should be acceptable in and around the Cuinacraig Settlement Development Area.

East of Cuinacraig and in the nearshore marine area of this policy zone generally, there will be a presumption against development to safeguard the scenic quality and recreational value of this area.

Support maintenance and improvement of the Postie's Path where necessary to safeguard and enhance its contribution to local recreational provision and the economy of the Achiltibuie area.

Zone [J]: The North and West Coasts of Isle Martin

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	The nearshore area just south of the western tip of the island is relatively inconspicuous and might accommodate an installation which is suitably robust.	Exposure to NW, W, and SW winds.	There is little obvious development potential in the nearshore area due to its exposure to prevailing westerly winds.	Ensure any developments are of a suitable scale and located with regard to the island's landscape value.
Commercial Fisheries				
Nature Conservation	Isle Martin is being managed primarily as a (natural and cultural) heritage resource for the local community.		Development here should be compatible with the heritage interest.	Support the Isle Martin Trust which is working to improve access to the island and the facilities for visitors on it.
Business and Rural Development				
Recreation and Tourism	Impressive wall dives off the north side of the island which can be in condition when other, more exposed dive sites in outer Loch Broom are not.	No public launching facilities for boats at Ardmail.		Support the Isle Martin Trust as indicated above.
Shore Access and Marine Traffic	Increasing demand for access to island.	Exposure to NW, W, and SW winds.		Support the Isle Martin Trust which is working to improve access to the island.
Landscape	Scenic views, especially from the summit of Isle Martin to Ben More Coigach, Beinn Ghobhlach, and the Summer Isles.			Safeguard for appreciation as a scenic and outdoor recreation asset.
Cultural and Built Heritage	Isle Martin is being managed primarily as a (natural and cultural) heritage resource for the local community.			Support the Isle Martin Trust as indicated above.

Policy

Support development of Isle Martin as a (natural and cultural) heritage resource for the local community.

Aquaculture development is unlikely here due to the area's exposure. However, if suitably robust equipment were available, a small-to-medium scale aquaculture installation might be acceptable at the SW side of the island provided it is kept away from the immediate vicinity of Camas a' Bhualaidh.

The siting of marine installations off the north side of the island would not be favoured due to the likely impact on the landscape character of the area (Isle Martin's rugged north coast is an integral part of the view from the important coastal footpath on the shore opposite) and the likely impact on recreational diving interests.

Zone [K]: Loch Kanaird and Ardmail

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	Sheltered area in lee of Isle Martin. Established fish farm shorebase at Ardmail.	Proximity of the eastern finfish farm lease in Loch Kanaird to the mouth of the River Canaird. This river has a native salmonid population and game fishing interest.	Relocation of finfish production away from the mouth of the River Canaird to a site (or sites) further out towards the Summer Isles may be possible using more robust and self-contained installations. Shellfish farming could be developed as an alternative to finfish farming at the west side of Loch Kanaird.	Presumption in favour of aquaculture on the west side of Loch Kanaird. Support relocation of finfish farming away from the mouth of the River Canaird to safeguard and help rebuild native salmonid stocks.
Commercial Fisheries				
Nature Conservation				
Business and Rural Development	Attractive scenic area which is well used for recreation.	The main road runs close to the shore at Ardmail and leaves little space for quality development close to the sea. Signs indicating private access are much in evidence around here and ownership rights are strongly defended. There is a certain level of conflict here between public and private interests. This makes it less friendly to the casual visitor than it could be and less friendly than it deserves given its obvious scenic attractions.	Re-alignment of the main road and more sympathetic development of the coastal strip around Ardmail to improve its amenity and provide scope for a wider range of recreational activities. Potential landing site for the Western Isles Interconnector (cable landfall).	Promote co-ordinated approach to access management and design guidance for onshore development. Ideally the main road needs to bypass this area further up the hillside but this is unlikely to happen on cost grounds.
Recreation and Tourism	Scope for water-based recreation (eg canoeing, sailing, fishing, diving) in a good scenic setting. Good	No public launching facilities for boats. The main road runs close by the	Secure facilities for trailer-launched boats. Relocation of the main road	Work with all interest groups to provide secure access to the sea.

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
	sheltered area for training in these activities, tourist accommodation close by. Popular beach at Ardmair. Rock climbing and sea angling (shore mark) to the west of the beach.	beach – noise of passing traffic diminishes the amenity of the beach (eg for picnicking)	away from the beach would improve its amenity and encourage more visitors to tarry here.	
Shore Access and Marine Traffic	Sheltered anchorages at Ardmair and the east side of Isle Martin.	No public launching facilities for boats.	[as above]	[as above]
Landscape	Loch Kanaird has an attractive landscape setting which is dominated by the steep southern ramparts of Ben More Coigach. The visual interest is multi-faceted here and includes an attractive shingle beach, an island close offshore, a rocky peninsula, and a river mouth.	Some of the best viewpoints along the main road have little or no roadside parking space adjacent. The proximity of the main road to the shore at Ardmair restricts the area's amenity value.	[see above]	Protect important views over open water.
Cultural and Built Heritage				

Policy

Presumption in favour of aquaculture on the west side of Loch Kanaird but finfish production elsewhere in Loch Kanaird should be relocated if possible to safeguard and help rebuild the wild salmonid stocks of the nearby River Kanaird.

Presumption against development of aquaculture in the area south and west of Ardmair Point (Aird na Eighe) and at Camas Mòr to safeguard landscape quality and recreational amenity.

Encourage co-ordinated approach to access management and road signage in the Ardmair area.

Encourage the improvement and maintenance of facilities at this key access point.

Within Ardmair itself, the Wester Ross Local Plan states that development should focus along the south east boundary to reflect the break in landform and should avoid the open central area, except possibly for new access (which should allow for sharing).

Zone [L]: The East Side of Loch Broom

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture		<p>Marine traffic to, from and within the Ullapool harbour area requires freedom to manoeuvre. This, coupled with amenity factors militates against aquaculture development.</p> <p>Proximity to the Ullapool River which has locally important salmon runs.</p> <p>Water quality issues relating to outfalls.</p>		<p>Safeguarding navigational approaches to Ullapool harbour is priority.</p>
Commercial Fisheries	<p>Good harbour and landing facilities.</p>	<p>Some trawling takes place in Loch Broom but fragile marine species such as flame shell reefs, horse mussel beds and sea pens have all been reported from the loch. These species are particularly vulnerable to abrasion and physical damage.</p>		<p>Raise awareness amongst fishermen of the presence of fragile marine species and the actions which can be taken to prevent or minimise damage to them.</p>
Nature Conservation	<p>[See comment re fragile marine species above]</p>			<p>Increase knowledge and awareness of the presence of fragile marine species.</p>
Business and Rural Development	<p>Ullapool offers the amenities of a regional service centre in an attractive townscape and landscape setting.</p>	<p>Water supply capacity needs to be upgraded.</p>	<p>As the population grows in this area and as the growth of Inverness generates more day-visitors to Ullapool and its surrounding area, recreational provision is likely to become increasingly important. Because of the shelter which inner Loch Broom provides and the</p>	<p>Support diversification and development of facilities to accommodate growth in marine and coastal recreation which could generate new economic opportunities.</p> <p>Retain emphasis on residential amenity and outdoor recreation.</p>

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	<p>Ullapool is one of the main tourist destinations on the West Coast and provides a base for coastal and marine recreation of various types.</p> <p>Rhue is popular for locals and visitors due to the lighthouse and beach.</p>	[See comment below re limited provision for recreational boats]	<p>As more houses are built to the northwest of the town, (through Morefield and out towards Rhue) there is a growing rationale for the development of a coastal footpath or cycleway which can link Ullapool and Rhue.</p>	Support development of a coastal footpath between Ullapool and Rhue and facilities for recreational boat users.
Shore Access and Marine Traffic	<p>Port infrastructure and good road links.</p> <p>Reasonably sheltered for most of its length other than from NW winds.</p> <p>The main road north from Ullapool is set well back from the coast offering potential to enhance access to the shoreline.</p>	<p>Although the wider harbour area is large (extending up and down Loch Broom), the mooring area close to the pier is quite confined, and there is limited provision for recreational boats. Launching for small boats from trailers is difficult.</p> <p>Fragile marine species such as flame shell reefs, horse mussel beds and sea pens have all been reported from the loch.</p>	<p>Safeguard and development of the harbour function is the most important commercial consideration in this area.</p> <p>Growth in recreational traffic could generate new economic opportunities.</p>	<p>Support diversification and development of the harbour facilities to help accommodate growth in recreational traffic.</p> <p>Support formation of a moorings association to help rationalise existing arrangements.</p> <p>Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions which can be taken to prevent or minimise damage to them.</p>
Landscape	A mix of settlement types - from scattered crofts to the planned village of Ullapool - have views over open water to	Coastline and nearshore area is overviewed at close quarters by houses for most of its length so tends to be visually sensitive.		Safeguard the integrity of views across the loch and where appropriate promote and enhance appreciation of

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
	a largely undeveloped and unspoilt coastline and hills on the opposite side of Loch Broom.			these views by provision of information and/or interpretation. Maintain access to, and views from the lighthouse at Rhue.
Cultural and Built Heritage	The main older part of Ullapool is a conservation area. 1 A-grade listed building 4 B-grade listed buildings 6 C-grade listed buildings		In the conservation area planning permission is required for specific types of development which would otherwise be permitted development, including demolition.	Preserve or enhance the areas of special architectural and historic character in Ullapool.

Policy

Safeguard navigational approaches to Ullapool harbour.

Support development of a coastal footpath between Ullapool and Rhue.

Support formation of moorings association and development of facilities for recreational boat users.

Encourage the improvement and maintenance of facilities at the key access points in Ullapool and particularly at Am Pollan

Presumption against aquaculture development in this zone to avoid conflicts with the navigational interest and to safeguard amenity.

Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions which can be taken to prevent or minimise damage to them.

Zone [M]: The Upper Basin of Loch Broom

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	<p>Good shelter from prevailing winds.</p> <p>Water depth</p>	<p>Restricted flushing.</p> <p>Proximity to wild salmonid populations and game fishing interests in the River Broom.</p> <p>Overviewed by many residential properties and holiday homes so inshore area is sensitive to new development.</p> <p>Relatively intense sheep-rearing in Strath More is likely to preclude use of the inter-tidal area near the head of the loch for shellfish farming on trestles.</p> <p>[see also comments re fragile marine species below]</p>	<p>Small-scale shellfish farming with longlines or rafts in areas which are not closely overviewed.</p>	<p>The location, scale and type of aquaculture activity should respect other interests.</p> <p>Encourage relocation of the existing finfish farm to a better-flushed outer-loch site (subject to site availability).</p>
Commercial Fisheries	<p>The upper loch provides sheltered fishing ground and is used primarily for creeling though fishing with mobile gear is possible.</p>	<p>Fragile species such as flame shell reefs, horse mussel beds and sea pens have all been reported from parts of the loch. These species are particularly vulnerable to abrasion and physical damage.</p>		<p>Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions which can be taken to prevent or minimise damage to them.</p>
Nature Conservation	<p>Close to large areas designated for their nature conservation interest (SSSI/SAC/SPA) – Beinn Dearg and the Fannichs.</p>	<p>[see comment re fragile marine species above]</p>		<p>[see comment re sensitive marine habitats above]</p>
Business and Rural Development	<p>Amenity.</p> <p>Sheltered marine area.</p> <p>Road access and access to services.</p>	<p>[see comment above re overlooking by residential properties and holiday homes]</p>	<p>Potential for water-based recreation and yacht anchorage on east side of loch.</p>	<p>Consider sensitivity of inshore area to new development.</p>

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	<p>Proximity to Ullapool and a range of tourist accommodation and services.</p> <p>Sheltered marine area with both deep and shallow water close to shore.</p>	<p>Public access to shoreline may be restricted by ownership factors.</p>	<p>[see comment above re potential for water-based recreation]</p>	<p>Favour in principle the development of new yacht moorings and a water-based recreation facility on the east side of the loch - to take some pressure off Ullapool harbour and to expand and diversify local tourism & recreation provision.</p>
Shore Access and Marine Traffic	<p>Shelter.</p> <p>Water depth</p>	<p>[see comment re fragile marine species above]</p>	<p>[see comment above re potential for water-based recreation]</p>	<p>Any development on the coast should allow for existing and potential foot access along the coast.</p> <p>[see comment re sensitive marine habitats above]</p>
Landscape	<p>Good example of enclosed fjord-type sea loch, with views over open water from both sides of the loch.</p> <p>Pattern of field boundaries, settlement, and native woodland on the west side of the loch around Letters is an attractive landscape feature as viewed from the opposite (east) side.</p> <p>Ancient and long established woodland in lower parts of the strath.</p>		<p>Scope for improvements to design of productive woodland on the east side of the loch through restructuring.</p>	<p>Safeguard views over open water.</p>
Cultural and Built Heritage	<p>There are Scheduled Ancient Monuments at Dun Lagaidh (remains of fort and broch) on the west side of the narrows and at Dun an Ruigh Ruadh (broch remains) near Loggie. There are a number of listed buildings and bridge structures in Strath Broom.</p>			<p>Ensure that development of structures with special architectural interest is controlled.</p>

Policy

Use of this area for aquaculture purposes is acceptable in principle but the location, scale and type of aquaculture activity should respect other interests.

Encourage relocation of the existing finfish farm to a better-flushed outer-loch site (subject to site availability) to help safeguard and regenerate wild salmonid stocks in the River Broom.

Presumption in favour of small-scale shellfish farming on appropriate sites which is compatible with residential amenity and the interests of other loch users.

Favour in principle the development of new yacht moorings and a water-based recreation facility on the east side of the loch to take some pressure off Ullapool harbour and to expand and diversify the area's tourism & recreation provision.

Any terrestrial development at the coast should allow for existing or potential foot access along the coast

Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions which can be taken to prevent or minimise damage to them.

Zone [N]: West Side of Loch Broom: from Beinn Ghobhlach to The Narrows

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	Some small-scale, discreetly located aquaculture development may be acceptable.	Coastal water quality may not be of a high standard because of the proximity of Ullapool and its busy harbour. Landscape and navigation considerations.	There is physical scope for some small-scale shellfish farming.	To avoid impinging on the harbour area and navigational channel any small-scale shellfish developments would need to be restricted to areas close inshore northwest of Altnaharrie and SE of the Allt na Caillich.
Commercial Fisheries				
Nature Conservation				
Business and Rural Development		Largely uninhabited.		
Recreation and Tourism	Camus a' Chonnaidh is a well used local amenity.			Safeguard recreational amenity.
Shore Access and Marine Traffic		Close to main navigational corridor in and out of Ullapool harbour.	Proximity to harbour limits potential for other uses.	Main priority should be given to safeguarding the functionality of the Ullapool harbour area.
Landscape	Attractive, unspoilt landscape backdrop for Ullapool and its adjacent communities.			Safeguard landscape value.
Cultural and Built Heritage				

Policy

Main priority should be given to safeguarding the functionality of the Ullapool harbour area and freedom of navigation to, from and within it. There is also a need to safeguard the landscape character of this side of the loch, which provides a scenic backdrop to Ullapool, and the recreational opportunities which parts of this coast afford.

Some small-scale, discreetly located aquaculture development may be acceptable in this zone provided it is compatible with other interests. For equipment in the sub-tidal area this would only mean close inshore in the section northwest of Altnaharrie and SE of the Allt na Caillich.

Shellfish farming in the inter-tidal area, using trestles may be feasible at Camas A' Chonnaidh but any such development should be strictly limited in scale and sited to avoid conflict with local amenity.

Water quality in the vicinity of Ullapool may be another limiting factor in relation to aquaculture development.

Zone [O]: Annat Bay (Lone Dhann to Rubha Camas a' Mhaorach)

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	<p>Shelter from west and southwest winds.</p> <p>Depth of water near to shore.</p>	<p>Exposure to northwest and northerly winds.</p> <p>Competition with existing fishing activity, particularly important in poor weather.</p> <p>Area is valued by Scoraig residents for its amenity and views. Used for informal recreation.</p> <p>Distinctive landscape character.</p>	<p>Best left undeveloped to safeguard its landscape integrity and amenity value for the local community.</p>	<p>The character of the bay is worth conserving and should be left undeveloped in terms of fish or shellfish farming.</p>
Commercial Fisheries	<p>Creel and trawl fishing activity, particularly important in poor weather. Scallop diving.</p> <p>Proximity to Ullapool.</p>			<p>Maintain scope for relatively sheltered fishing in this area.</p>
Nature Conservation	<p>There are locally-generated proposals for a marine nature reserve in nearshore waters.</p> <p>Seabed habitat info indicates maerl and Zostera in nearshore area in the western half of the area.</p>	<p>No mechanisms for designating and managing area as a marine reserve.</p>	<p>Local aspirations for a marine nature reserve would be compatible with maintaining the scenic qualities of this area. However they would require detailed discussion, refinement, and agreement with other stakeholder interests in the area.</p>	<p>Explore opportunities for designation and management as a locally important site.</p>
Business and Rural Development	<p>Existing, active smallholding and bothy.</p>	<p>Remoteness and difficulty of access (no surfaced road).</p>	<p>Tranquility and sea views are a key asset of the coast here. It therefore lends itself to use as a natural retreat but there is only limited scope for further development without compromising the natural qualities which make it special.</p>	<p>Safeguard recreational amenity.</p>

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	Existing eco-tourism use. Well known dive sites and wrecks located at both ends of Annat Bay.	Difficult access – if a landing cannot be made by boat, Achmore is accessible only via a rough track from Scoraig which itself is not accessible by road. [However difficult access may be considered a strength in wild land terms].		Maintain as a wild land/ outdoor recreation resource.
Shore Access and Marine Traffic	Shelter from west and southwest winds. Recognised anchorage at Fèith an Fheòir at the western end of the bay.	Exposure to north. There is no jetty in Annat Bay and residents' boat access is subject to favourable weather conditions.		
Landscape	Distinctive landscape character and scenic outlook. The steep slopes of Beinn Ghobhlach are a striking coastal feature in the eastern half of the bay. The western end is more intimate and has a resonance of past times due to the visible remains of an old monastery and several dwellings.	The woodland plantation here looks a bit out of place and neglected.	There is scope for a more integrated approach to woodland development here (eg enrichment of the existing plantation and sensitive expansion of native woodland) which would be more sympathetic to the character and use of the bay. However, access to the area is difficult.	Safeguard and enhance the landscape integrity of this distinctive bay.
Cultural and Built Heritage	Archaeological interest in an attractive setting – ruins of a monastery and several dwellings in a remote location at the western end of the bay.	Remoteness and difficult access means that this area is not visited as much as it deserves.	Some low-profile, local interpretation of the historical interest here.	Safeguard the archaeological interest and the setting of the monastery ruins.

Policy

Presumption in favour of a limited degree of settlement consolidation at Achmore and measures to safeguard and enhance the archaeological interest of the area.

Presumption against development of surface installations in the marine area of Annat Bay to safeguard its scenic outlook, recreational amenity, cultural heritage, and locally important fishing grounds.

Zone [P]: Cailleach Head

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	There may be some potential to relocate an existing finfish farm in the area between Cailleach Head and Carn Dearg to the west of Camas na Duthain. It is sheltered from SW, S, and E winds.	Exposure to north and west. Remoteness and difficulty of supervision. Local importance of this area as a scenic resource and wilderness recreation area – mainly for the Scoraig community.	May be technically feasible to develop aquaculture here with robust gear and an effective servicing regime. However a new installation would not be compatible with maintaining the scenic and wilderness qualities of the area.	Maintain primarily as a local wilderness recreation resource with secondary option of development as a finfish farm relocation site only if local community amenable.
Commercial Fisheries		The marine area immediately south of Cailleach Head and into Little Loch Broom is subject to a seasonal closure (October-March) with respect to fishing with mobile gear under the 1984 Inshore Fishing (Scotland) Act.		
Nature Conservation	There is a geological Site of Special Scientific Interest at Cailleach Head. Remote area with no purpose-built landing places so there is little disturbance of wildlife here. The Scoraig community have proposed a local marine nature reserve in the nearshore waters here.	There are no mechanisms for formally designating and managing the area as a marine reserve. A voluntary reserve would require the support of all the relevant interests.	Local aspirations for developing a marine nature reserve would be compatible with maintaining the scenic qualities of this stretch of coast. However the idea would need to be discussed, developed, and agreed with the other relevant interests before it could become a reality.	Safeguard the designated nature conservation interest (SSSI) at Cailleach Head. Encourage Scoraig community to enter into dialogue with other relevant stakeholders to further explore the opportunities for designation and management of this area as a local marine reserve.
Business and Rural Development		No existing infrastructure. No tracks or roads, difficult access by land.		

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	Remote, wildland area offering panoramic sea views. Recognised dive sites at Sron a' Chairn Deirg. Visited regularly by residents of the peninsula. [see also comments re popular wreck dive sites below]	This is the least accessible part of the mainland coast within the project area. It is rarely visited by casual tourists.	Any major development or infrastructure in this area would tend to conflict with its wilderness qualities.	Maintain as wilderness recreation resource. [see also comments re popular wreck dive sites below]
Shore Access and Marine Traffic	The headland is a local landmark for mariners.	Exposure to north and west. No road access or purpose-built landing place.		Maintain as wilderness recreation resource.
Landscape	Extensive rugged coastal scenery with wilderness qualities, panoramic views.	Scenic qualities and exposure make this area very sensitive to new development. Difficult terrestrial access means that the coastal scenery here is most often and sometimes best appreciated from a boat.	Best managed to maintain existing scenic qualities.	Safeguard rugged and undeveloped character of this coast as a wilderness resource.
Cultural and Built Heritage	Two wrecks listed on the Sites and Monuments Record – the Fairweather and the Innesjura - are located in the waters to the north of Leac Dhonn. Both are relatively intact and at depths within recreational diving limits. They are popular with visiting divers, particularly the Fairweather.	Both the wreck sites are in fairly open water – exposed to all but southerly and southwesterly winds. This limits their accessibility to days when the conditions are fair.		Safeguard access to the wrecks, their marine life, and the quality of their surroundings (both above and below water).

Policy

General presumption against development on the coast or in the nearshore waters to safeguard this area as a local wild land recreation resource for the Scoraig community.

Zone [Q]: SCORAIG (Corran Sgoraig to Rireavach)

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	<p>Little Loch Broom is designated as an EU Shellfish Growing Water.</p> <p>The regulations as applied by SEPA require that in these areas private foul water drainage must be to land.</p>	<p>Somewhat exposed to west and northwest winds. The sea is fairly shallow close to shore here.</p> <p>This zone is overlooked at relatively close quarters by houses and forms the foreground to their seaward views so is visually sensitive.</p> <p>Fragile marine species such as flame shell reefs, horse mussel beds and sea pens have all been reported from the loch. These species are particularly vulnerable to abrasion and physical damage.</p>	<p>At the time of writing there are extant shellfish farm leases in this area for scallops and oysters. In practice only small-scale installations would be compatible with the amenity of local residents. Any new installations in the nearshore area should be for the benefit of the local community and compatible with other interests.</p>	<p>Support development of small-scale installations provided these can benefit the local community and are compatible with other interests.</p> <p>Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions which can be taken to prevent or minimise damage to them.</p>
Commercial Fisheries	<p>The loch is both creel and trawled, the latter usually just after the seasonal closure is lifted.</p>	<p>Seasonal closure to mobile gear in winter (October-March).</p> <p>[see comment above re <i>fragile marine species</i>]</p>	<p>Little Loch Broom could be managed more intensively as a static gear reserve. However, this would depend on agreement amongst local fishing interests and appropriate support from SEERAD.</p>	<p>[see comment above re <i>fragile marine species</i>]</p>
Nature Conservation	<p>Proposals for a marine nature reserve in nearshore waters here have been generated by the Scoraig community.</p>	<p>There are no mechanisms for formally designating and managing the area as a marine reserve. A voluntary reserve would require agreement amongst all the relevant interests.</p> <p>[see comment above re <i>fragile marine species</i>]</p>	<p>A voluntary marine reserve could be developed in parallel with a shift towards management of Little Loch Broom as a static gear reserve. This would depend on agreement amongst the relevant fishing interests and a programme of research and monitoring to evaluate the costs and benefits of such an initiative.</p>	<p>Encourage Scoraig community to enter into dialogue with other relevant stakeholders to further explore the opportunities for designation and management of this area as a local marine reserve.</p>

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Business and Rural Development	<p>Enterprising, innovative community which is keen to develop in harmony with nature.</p> <p>Possible Interconnector landfall and associated infrastructure.</p> <p>Some potential for rebuilding derelict crofts and expanding woodland.</p>	<p>Lack of road access is integral to the character of Scoraig but reliance on boat access also to an extent limits its development potential.</p>	<p>Development needs to be tuned to the particular character and accessibility pattern of this area. This means an accent on furthering self-reliance and technical capability within the local community, making the most of the area's amenity and tranquility value, and the general aim of low ecological impact.</p> <p>Part of this zone has been identified as having some potential for development of local scale, onshore wind power based on individual turbines or small clusters catering for local energy demands.</p>	<p>Maintain watching brief on Interconnector proposals and refine policy to reflect the Highland-wide policy position which encourages the undergrounding of electricity cables emanating from marine-based installations – from their point of landfall to the point of connection with the main national grid.</p> <p>Some expansion of the settlement is still possible, particularly towards the eastern end, and as it matures there may be more demand for community facilities which can help it to be self-sustaining.</p> <p>Consider the sensitivity of the inshore area to new development.</p>
Recreation and Tourism	<p>Scoraig has a small but significant number of tourists in season whose custom helps to sustain elements of this remote community.</p>	<p>Access is either by foot or by ferry with restricted tidal access at jetties.</p> <p>Some local people consider that reliance on boat access is a strength, however small boat access does impose some restrictions on getting to the peninsula.</p>	<p>[see comment to the character of the area]</p>	<p>[see comments above re tuning development to the character of the area]</p>

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Shore Access and Marine Traffic	<p>Existing, recently upgraded jetty at Scoraig.</p> <p>Potential for improved marine access.</p>	<p>Dependence on boat access. The crossing to Badluarach is somewhat exposed to west and northwest winds. Tidal constraints. Poor provision for disabled access.</p>		<p>Encourage the improvement and maintenance of facilities at Scoraig jetty.</p> <p>Allow for existing and potential foot access along the coast.</p>
Landscape	<p>South-facing, gentle slopes with scattered crofting settlement and woodland.</p> <p>Good views south and eastward up Little Loch Broom to the surrounding hills.</p>	<p>Difficult to accommodate offshore installations into the landscape unobtrusively.</p>	<p>The peninsula has been divided north to south by a deer fence to accommodate extensive native woodland.</p>	<p>Development here should respect the seaward views of local residents and the views from the opposite side of Little Loch Broom.</p> <p>Support development of woodland schemes which can enhance the landscape setting of the village.</p>
Cultural and Built Heritage	<p>Scoraig is noted as a pioneer settlement which brought a derelict village back to life. Imaginative renovation and building designs, coupled with the community's desire to live sustainably in this remote location make it an interesting place to visit.</p>			

Policy

Development here should respect the views from the opposite side of Little Loch Broom (which is in close proximity) and allow for existing and potential foot access along the coast.

The plan supports development of small-scale installations on the coast or in the nearshore marine zone at Scoraig which are for the benefit of the local community and which are compatible with other interests.

The plan also supports development of woodland schemes which can enhance the landscape setting of the village and encourages the improvement and maintenance of facilities at the key access point of Scoraig jetty.

Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions that can be taken to prevent or minimise damage to them.

Zone [R]: Creag A' Chadha and the Lower Slopes Of Beinn Ghobhlach

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	Little Loch Broom is designated as an EU Shellfish Growing Water. The eastern half of this policy zone also falls within a designated EU Shellfish Harvesting Area.	The lack of indentations along this section of coast and its visibility from the settlements on the opposite side of the loch makes it difficult to accommodate aquaculture installations unobtrusively.	Steep hill backdrop could help to absorb the visual impact of some small-scale shellfish lines.	Shellfish farming on a small scale, if pursued unobtrusively in the areas between about 1 and 2 kms either side of the headland of Creag a' Chadha, would be acceptable.
Commercial Fisheries	[see comments in relation to commercial fisheries in zone Q]	[see comments in relation to commercial fisheries in zone Q]	[see comments in relation to commercial fisheries in zone Q]	[see comments in relation to commercial fisheries in zone Q]
Nature Conservation	[see comments in relation to nature conservation in zone Q]	[see comments in relation to nature conservation in zone Q]	[see comments in relation to nature conservation in zone Q]	[see comments in relation to nature conservation in zone Q]
Business and Rural Development		There is little or no scope for building on the terrestrial part of the coast here because of the steepness of slopes.		
Recreation and Tourism	The coastal path between Badrallach and Scoraig is an attractive walking route in its own right, offering good views across the loch to the peaks of An Teallach and Sail Mhòr. The length of approach to Scoraig along this footpath route adds to Scoraig's perceived value as a place of sanctuary.			Safeguard quality of views across the loch from the coastal path.
Shore Access and Marine Traffic	There is a recognised anchorage in the western part of this zone.	Access to the shore is difficult in many places because of the steepness of the terrain.		

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Landscape	Scenic value - the rugged character of this section of coast provides a contrast with the other, more settled parts of Little Loch Broom.	Visual sensitivity - medium-to-large-scale development here would be very visible from across the loch at Badbea, Badcaul, or Durnamuck.		Best left largely, if not completely, undeveloped to safeguard the landscape character of Little Loch Broom and to retain Scoraig's sense of separation and sanctuary. Protect views over open water.
Cultural and Built Heritage				

Policy

The visual contrast between this undeveloped stretch of coastline, which is an integral part of the landscape setting of Beinn Gobhlach, and the settled coastline opposite, is an important part of the landscape character of Little Loch Broom.

This contrast should generally be safeguarded but shellfish farming on a small scale, if pursued unobtrusively in the areas between about 1 and 2 kms either side of the headland of Creag a' Chadha, would be acceptable.

Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions which can be taken to prevent or minimise damage to them.

Zone [S]: Badrallach - Kildonan Bay

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	Little Loch Broom is designated as an EU Shellfish Growing Water. This policy zone also falls within a designated EU Shellfish Harvesting Area. The regulations as applied by SEPA require that in these areas private foul water drainage must be to land.	Coastline exposed to westerly winds. The shallow water depths in the bay militate against aquaculture development close to the shore. Further out it would tend to be visually intrusive in views from Badrallach and Camusnagaul.	Very limited due to the constraints mentioned.	Guide aquaculture development towards other less sensitive parts of the loch. Presumption against development in the nearshore marine area on landscape/amenity grounds.
Commercial Fisheries	[see comments in relation to commercial fisheries in zone Q]			
Nature Conservation	[see comments in relation to nature conservation in zone Q]			
Business and Rural Development	Badrallach benefits from a south-facing position and relative freedom from traffic.	Scope for building on the uphill side of the road here and on the coast west of Kildonan Bay is limited because of the steepness of slopes and amenity factors. Distance to local services and low-specification access road.	[see comment re enhancement of small-scale tourist facilities below] Part of this zone has been identified as having some potential for development of local scale, onshore wind power.	Redevelopment of derelictcroft buildings will be supported, but any development south of the road at the western end should be set down the slope to allow views across the loch from the road.
Recreation and Tourism	This is a peaceful area with good views across and down the loch, yet is accessible by road. Campsite at Badrallach. Good shingle beach at Kildonan Bay.	Distance to nearest shop (Badcaul). Inner part of Kildonan Bay tends to accumulate beach litter because of prevailing westerly winds.	Enhancement of small-scale tourist facilities - campsite, holiday accommodation - to supplement crofting income and help justify maintenance/improvement of access road.	Support enhancement of appropriate tourist facilities which can help to sustain the community at Badrallach and support annual beach litter clean-ups at Kildonan bay to maintain or enhance amenity.
Shore Access and Marine Traffic	Recognised anchorage in the bay.	No jetty or road access to shore. Remoteness, low-spec. road.		

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Landscape	Good outward views south and west across the loch to An Teallach and Sail Mhor. Ruined village at Kildonan adds a historical dimension to the landscape interest.	Nearshore area is overviewed so tends to be visually sensitive. [see also comment above re beach litter]	Distance from the road limits visitor numbers to Kildonan Bay and the ruined village. Improvement of the access path would allow more people to appreciate this site.	Provision of interpretation and improvement of access path for the ruined village of Kildonan to attract more visitors to the area. Protect views over open water.
Cultural and Built Heritage	Archaeological interest – ruined village at Kildonan brings a historical dimension to appreciation of the landscape in this area.	Lack of a good path to the ruined village site.	[see comments above re access to Kildonan]	

Policy

Support expansion of Badrallach in line with the Wester Ross Local Plan to maintain the viability of this remote settlement.

The Local Plan supports redevelopment of derelict croft buildings here but requires development at the camping and caravan site to be consistent with the existing leisure and tourism use.

Development south of the road at the western end should be set down the slope to allow for views across the loch from the road.

Presumption against development in the nearshore marine area on landscape/amenity grounds.

Support annual beach litter clean-ups at Kildonan bay to maintain or enhance amenity.

Zone [T]: Camusnagaul and the Head of Little Loch Broom

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	<p>Established fish farm shorebase at Ardesie which has two sheltered lease areas nearby.</p> <p>Little Loch Broom is designated as an EU Shellfish Growing Water. This policy zone also falls within a designated EU Shellfish Harvesting Area apart from the area at the head of the loch east of Camusnagaul. The regulations as applied by SEPA require that in the designated areas private foul water drainage must be to land</p>	<p>Amenity and navigation factors militate against aquaculture development in the middle part of this zone close to the main settlement of Camusnagaul.</p> <p>Proximity of high sheep stock levels in pastures adjacent to the head of the loch militate against shellfish farming in the intertidal zone there.</p> <p>Proximity to wild salmonid populations in the Dundonnell River which is let for sport fishing.</p>	<p>Potential scope for conversion of the finfish farm sites to shellfish production to reduce risks of adverse interactions with wild salmonid stocks.</p> <p>A small-scale shellfish farming unit might also be located in the sub-littoral area east of Sròn Creag na Ceapaich.</p>	<p>As the bulk of fish farm production in the project area moves to better flushed, less sensitive sites in the outer loch areas, there may be scope for shellfish farming here as an alternative.</p>
Commercial Fisheries	<p>[see comments in relation to commercial fisheries in zone Q]</p>			
Nature Conservation	<p>Extensive terrestrial SSSI (An Teallach) east of the Ardesie Burn and south of Camusnagaul and the public road.</p> <p>[see also comments in relation to marine nature conservation in zone Q]</p>	<p>Any development within the An Teallach SSSI would require consent from SNH.</p>		<p>Safeguard the special wildlife interests of the An Teallach SSSI.</p> <p>[see also comments in relation to marine nature conservation in zone Q]</p>
Business and Rural Development	<p>Gentle, generally well-drained slopes near the loch provide good land for building.</p>	<p>Separation from Ardesie should be maintained.</p>	<p>Marine-based economic opportunities are already fairly well exploited. Part of this zone has been identified as having some potential for development of local scale, onshore wind power. However, this would need to be compatible with local interests and amenity.</p>	<p>Encourage and sustain harmonious balance between economic interests using the loch – fishing, aquaculture, and tourism.</p>

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	Sheltered anchorage and a range of tourist accommodation at or around Camusnagaul. Diving and hillwalking opportunities close by (Conger Stack and An Teallach respectively).	No public slip or jetty.	A good public slip in Little Loch Broom would encourage more recreational use of the loch and help to support local charter boat operators. The public slip at Badluarach is only usable for launching boats from trailers within a narrow range of tide states.	
Shore Access and Marine Traffic		No public slip or jetty	Shelter for mooring in Camas nan Gall.	
Landscape	Attractive views across water in three directions.			Consider the sensitivity of the inshore area to new development and safeguard the amenity of Camusnagaul.
Cultural and Built Heritag.				

Policy

Presumption in favour of continued use for aquaculture in the area between Leac a' Bhaid bheithe and Ardesie but preference for small to medium scale shellfish farming and preference for relocation of finfish production further away from the Dundonnell River (subject to site availability) to safeguard its wild salmonid stocks and game fishing potential.

There is limited potential for small-scale shellfish farming with longlines between Sròn Creag na Ceapach and the north side of the head of the loch. However care should be taken not to crowd the mouth of the Dundonnell River or to impinge on the setting of Kildonan Bay or the headland which marks its southerly bounding point.

This area is identified in the Wester Ross Local Plan as having locally/regionally important views over open water. The likely impact of terrestrial development proposals on these will therefore be considered carefully. Camusnagaul has been identified as a Settlement Development Area where:

- views from the eastern end over Little Loch Broom should be protected.
- separation from Ardesie to the west should be retained.

Farming of oysters using trestles in the intertidal area is acceptable in principle but it should only be on a moderate scale to retain the landscape character and wildlife interest in this area. However, shellfish farming in the intertidal area at the head of the loch may be precluded on water quality grounds by the intensity of stock farming in the strath upstream.

Zone [U]: Badluarach to Badbea

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	Sheltered from west and southwest winds. Public jetty at Badluarach. Convex slopes and coastal woodland west of Durnamuck screen the nearshore area from the view of houses nearby. Little Loch Broom is designated as an EU Shellfish Growing Water. The regulations as applied by SEPA require that in the designated areas private foul water drainage must be to land	Exposure to northwest winds in the northern half of the area. Relatively shallow close to Badluarach jetty.	Small-scale shellfish farming below Druim Dunn.	Draw attention to potential for small-scale shellfish farming in this area. The vicinity of the jetty at Badluarach (on the marine side) should be kept clear to allow free navigation for boat traffic between here and Scoraig and for visiting boats.
Commercial Fisheries	[see comments in relation to commercial fisheries in zone Q]	[see comments in relation to commercial fisheries in zone Q]	[see comments in relation to commercial fisheries in zone Q]	[see comments in relation to commercial fisheries in zone Q]
Nature Conservation	[see comments in relation to marine nature conservation in zone Q]	[see comments in relation to marine nature conservation in zone Q]	[see comments in relation to marine nature conservation in zone Q]	[see comments in relation to marine nature conservation in zone Q]
Business and Rural Development	Proximity of village services - shop, school, health centre etc.	Any development on the coast should allow for existing or potential foot access along the coast.	Consolidation of settlement structure and woodland; conversion, or rebuilding of ruined crofts. Part of this zone has been identified as having some potential for development of local scale, onshore wind power.	Separation between Badcaul and Durnamuck to be retained and in these areas and Badluarach proposals should allow for shared access arrangements to potential future developments. Consider sensitivity of inshore area to new development.
Recreation and Tourism	Recently upgraded campsite at Badcaul.	[see comments below re limitations of the slip at Badluarach]	[see comments below re limitations of the slip at Badluarach]	[see comments below re limitations of the slip at Badluarach]

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Shore Access and Marine Traffic	Shelter from prevailing westerly and southwesterly winds, particularly at the southern end of the area. Badluarach jetty could offer the best public access for boats on the south side of Little Loch Broom.	Slip at Badluarach dries out over much of the tidal range - this limits its usefulness for recreation. Pilot states 'loch can be dangerous in windy weather on account of severe downdraughts.'	Improvement of the slip at Badluarach to allow boat launching over a wider range of tide states. This would attract more visitors to the area and (compared with Ullapool) shorten the sea crossing for people (eg divers) wishing to visit the more remote parts of the Summer Isles.	Encourage improvement of the slip at Badluarach to allow its use over a wider range of tidal states.
Landscape	Good outward views across the loch to Beinn Ghobhlach. Good view also up the loch from Durnamuck and Badcaul. Some of the most extensive areas of native woodland on the shores of Little Loch Broom are along this stretch of coast.	Visible decay of the man-made elements of the traditional crofting landscape. Lack of overall coherence in the design of plantation woodlands.	Restructuring and enrichment of plantation woodlands, and expansion of woodlands where appropriate to enhance the setting of settlements in this area.	Support an integrated, whole-township approach to woodland development. The seaward view up the loch from Durnamuck and Badcaul is an important element of local amenity and should remain uncluttered.
Cultural/Built Heritage				

Policy

Ensure sensitive development between the road and the sea at Durnamuck, Badcaul and Badbea and presume against the location of new aquaculture installations in the loch along this stretch of coast to safeguard amenity.

Northwest of Durnamuck and at the western end of the policy zone there may be some opportunity for small-scale shellfish farming subject to adequate water depth near the shore. The vicinity of the jetty at Badluarach (on the marine side) should be kept clear to allow free navigation for boat traffic between here and Scoraig and for visiting boats.

Encourage the improvement and maintenance of facilities at the key access point of Badluarach jetty. Consideration should be given to extending the slip here to allow its use over a wider spectrum of tidal conditions.

Support an integrated, whole-township approach to woodland development.

In the Badluarach Settlement Development Area, the Wester Ross Local Plan identifies the area between the road and the sea as having views over open water of local/regional importance. It supports redevelopment of derelictcroft buildings and states that any development at the coast should allow for existing or potential foot access along the coast. The Local Plan requires separation between Badcaul and Durnamuck to be retained and in these areas and Badluarach it states that proposals should allow for shared access arrangements to potential future developments.

Zone [V]: The Headland between Gruinard Bay and Little Loch Broom

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	There are limited opportunities for aquaculture using robust installations in the lee of Stattic Point and between Sròn na Fàire Móire and Rubha na Mòine. This proposition has been tested in the former area.	Exposure to north and northwesterly winds. Proximity to the Little Gruinard River SAC militates against finfish aquaculture due to the risk to inshore smolt runs.	Limited due to the exposure factor and (on a precautionary basis as far as finfish farming is concerned) the proximity of the wild salmonid stocks in the Little Gruinard River and its companion the Gruinard. [see comments in relation to commercial fisheries in zone Q]	Prefer shellfish farming over finfish farming in this area to minimise risk of adverse interactions with important local wild salmonid populations.
Commercial Fisheries		The areas east and southwest of Stattic Point are subject to a seasonal restriction (October-March) on fishing with mobile gear.		
Nature Conservation	Fragile marine species such as flame shell reefs, horse mussel beds and sea pens have all been reported from the loch.	The fragile marine species mentioned (left) are particularly vulnerable to abrasion and physical damage. Proximity to Little Gruinard River SAC militates against finfish aquaculture due to the risk to inshore smolt runs.	Improved access to this area for divers via improvements to the slip at Badluarach would increase knowledge and appreciation of local marine habitats.	Encourage relocation of the finfish lease near Stattic Point further away from important local wild salmonid populations. Increase knowledge and awareness of the presence of fragile marine species.
Business and Rural Development	Area forms part of the common grazings.	Remote area without road access.	The northern part of this zone has been identified as having some potential for development of local scale, onshore wind power. However, any major onshore physical development would tend to conflict with wilderness recreation.	Maintain management by grazings committee. Consider sensitivity of inshore area to new development.

Recreation and Tourism	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
	Local wilderness recreation value. Good panoramic sea views from Stattic Point, Carn Dearg Ailein, and Carn Dearg an Droma. Recognised dive site at Ardross Rock in the mouth of Little Loch Broom.	Because of the topography and lack of roads here, most of this area is seen by few people at close quarters. It is rarely visited and possibly underappreciated by walkers – partly because it is “overshadowed” by other walking attractions nearby (eg the Dundonnell hills and Gruinard Bay) and there is a lack of good paths.	Improved access to the water for recreational boats at Badluarach, and more publicity would increase appreciation of this area. Restructuring and re-shaping of the forestry plantation at Druim nam Fuath to clear the ridge line could encourage more people to walk out to Carn Dearg an Droma and appreciate the views from this area.	Safeguard wilderness recreation value and key views.
Shore Access and Marine Traffic		Exposure, lack of roads and purpose-built landing places.		
Landscape	Good seaward views of the outermost Summer Isles and beyond from elevated positions and easier to access by land than Cailleach Head.	A small part of this policy zone, at its southern end, falls within the NSA. [see also comments above in relation to recreation and tourism]	[see also comments above in relation to recreation and tourism]	[see also comments above in relation to recreation and tourism]
Cultural and Built Heritage				

Policy

Safeguard the landscape setting of Stattic Point and the quality of open seaward views from this stretch of coast.

Where aquaculture may be viable - in the lee of Stattic Point and between Sròn na Fàire Móire and Rubha na Mòine - favour small-to-medium scale shellfish farming with low-profile/flame gear over finfish and encourage relocation of the existing finfish farm (subject to site availability) to restore the visual amenity of Scoraig residents and to minimise risks to native salmonid stocks.

Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions which can be taken to prevent or minimise damage to them.

Zone [W]: The Inner Reaches of Gruinard Bay

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture		Scenic sensitivity, shallow water depths nearshore, and proximity of several game fishing rivers effectively precludes aquaculture in the sub-littoral area.	There may be limited opportunities for shellfish farming in the inter-tidal area in the bay west of Gruinard House.	Finfish farming should be avoided in this policy zone because of the proximity to the game fishing rivers and the Little Gruinard River Special Area of Conservation. Development of finfish and shellfish farming in the sub-littoral should be directed to other areas to safeguard the high scenic value of this stretch of coast.
Commercial Fisheries	Eel grass beds (Zostera) are present in Gruinard Bay. This habitat provides good fish nursery areas.	Eel grass beds are vulnerable to abrasion and physical damage. There is a seasonal restriction on fishing with mobile gear in Gruinard Bay between October and March.		
Nature Conservation	River fishings and riverine nature conservation interest.	Eel grass beds (Zostera) – an LBAP habitat - are present in Gruinard Bay.		Increase knowledge and awareness of presence of fragile marine species.
Business and Rural Development	Various estate buildings and facilities around Gruinard House.	High scenic value of this stretch of coast limits the scope for new development.	There may be scope for a few more houses at Mungasdale, Gruinard House, and Second Coast. However, quality design would be important to safeguard the scenic quality here	New building should generally be avoided in the innermost part of the bay.

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	<p>Attractive sand beaches at Mungasdale and the innermost part of Gruinard Bay (Loch Camus Gaineach).</p> <p>Four rivers flow into the sea along this section of coast, at least two of which have important game fishings.</p> <p>Some rock climbing opportunities on outcrops near the coast.</p>	<p>Proximity of the main road to the beaches makes them very accessible but detracts somewhat from their amenity.</p>		<p>Careful management of this area for its scenic and recreational value.</p> <p>Increase knowledge and awareness of the presence of fragile species.</p>
Shore Access and Marine Traffic	<p>Private jetty just north of Gruinard House. Public road comes close to the shore here, at Mungasdale and in the innermost part of Gruinard Bay.</p> <p>Relatively sheltered in the inner reaches.</p>			
Landscape	<p>Scenic quality and views over open water. The vista NE across the inner bay from the high stretch of road between Second Coast and Little Gruinard is one of Scotland's iconic views.</p>	<p>Stopping places along the higher stretches of road are limited.</p>		<p>Careful management of this area for its scenic and recreational value and its wildlife interest is the key priority. Safeguard key views and the outlook from the beaches at Gruinard and Mungasdale.</p>
Cultural and Built Heritage				

Policy

There should be a sensitive approach to further terrestrial development in this area, in line with the Wester Ross Local Plan, to safeguard the landscape character and scenic quality of this zone.

The Local Plan identifies important views over open water between Achgarve and Little Gruinard. General presumption against development of aquaculture installations on landscape grounds and to protect local wild salmonid stocks.

Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions which can be taken to prevent or minimise damage to them.

Zone [X]: Gruinard Island

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture		Most of the coast here is exposed. Where it is relatively sheltered from prevailing winds (on the east side) the water depths near to the shore tend to be shallow. Proximity to Gruinard River Salmon SAC.	Small-medium scale shellfish farming possible on the east side of the island.	General presumption against finfish farming.
Commercial Fisheries	[See comments for zone 'W' in relation to eel grass (<i>Zostera</i>) beds]	[See comments for zone 'W' in relation to eel grass (<i>Zostera</i>) beds]		
Nature Conservation	[See comments for zone 'W' in relation to eel grass (<i>Zostera</i>) beds]	[See comments for zone 'W' in relation to eel grass (<i>Zostera</i>) beds]		[See comments for zone 'W' in relation to eel grass (<i>Zostera</i>) beds]
Business and Rural Development	Substantial island with moderate relief and space for development and close to mainland.	History of biological warfare experiments here during World War II and restricted access for many years thereafter has tended to discourage development. The island was however declared free of contamination in 1986. [See comments above re history of the island]	Potential for high-quality development which can exploit the special character of this island site with sensitivity and deliver tangible public benefits, preferably in the field of research/education.	Encourage reappraisal of development potential consistent with the island's landscape setting and character.
Recreation and Tourism				
Shore Access and Marine Traffic	There is a recognised anchorage off the SE tip of the island.	Lack of good landfall. Exposure.	Improved public boat-launching facilities in Gruinard Bay and at Badluarach would encourage more visitors to this area and help to refresh its public image.	
Landscape	Open setting, views towards the Gruinard area and the Fisherfield mountains. Rugged west-facing coast.	Lack of differentiation. The island is of more significance as a single large landscape feature in wide views of Gruinard Bay than as a set of features at the local scale.	[See comment above re public boat-launching facilities]	

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Cultural and Built Heritage	The island's history of use for biological warfare experiments in World War II is unsavoury but worthy of careful and balanced interpretation in an age where the potential for biological and chemical warfare (or terrorism) and the means of defence against it are still ongoing concerns.	Off-putting historic reputation. Lack of good landfall.	[See comments to the left under "Opportunities/Strengths"]	[See comments above re Business and Rural Development]

Policy

Presumption in favour of small-medium scale shellfish farming on the east side of the island where this would be compatible with other interests. Proposals for development of shellfish farming here or elsewhere around the island will need to demonstrate that the gear is suitably robust to cope with the level of exposure involved and designed not to impact adversely on the landscape character of the National Scenic Area or on navigation around the southern promontory of Sròn a' Mhail.

General presumption against finfish farming to protect the important wild salmonid populations in the rivers nearby, including the Little Gruinard River SAC.

Terrestrial planning applications for high-quality development which can exploit the special character of this island site with sensitivity and deliver tangible public benefits, preferably in the field of research/education, would be considered sympathetically in line with the provisions of the Wester Ross Local Plan.

Increase awareness amongst marine users of the presence of sensitive marine habitats in this area, and the actions which can be taken to prevent or minimise damage to them.

Zone [Y]: Southwest Gruinard Bay and Laide

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture		Exposure to north and shallow water in the nearshore area which has some shelter from prevailing west and southwest winds.	Shellfish farming, discreetly located in the inter-tidal zone. Exposure, limited water depths and the extent to which the nearshore area is overviewed by houses militate against the siting of aquaculture installations in the sub-littoral zone.	
Commercial Fisheries	Seabed habitat information indicates extensive areas of eel grass beds (<i>Zostera</i>) in this zone. This habitat provides good fish nursery areas.	Eel grass beds are vulnerable to abrasion and physical damage. There is a seasonal restriction on fishing with mobile gear in Gruinard Bay between October and March. Exposure to north.		
Nature Conservation	Geological conservation review site to west of Laide jetty. [see <i>comments above re eel grass beds</i>]	[see <i>comments above re eel grass beds</i>]		
Business and Rural Development	Through tourist traffic – the main road here is a popular car touring route and there are good beaches nearby (Gruinard, Mellon Udrigle). Potential for enhanced woodland management.	Lack of cohesive structure in the townscape and woodland around Laide and Sand.	Local Plan supports development in appropriate locations in First and Second Coast. Focus should be on improving the townscape coherence of the settled area around Laide and Sand. Retain separation between Laide and Sand and between First and Second Coast. Proposals should allow for shared access arrangements to potential future development.	

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	<p>[see comment above re tourist traffic and beaches]</p> <p>Camping and caravan site at Laide.</p>	<p>Whilst this area is on a popular car touring route, many people just pass through.</p> <p>Caravan/camping site is squeezed into a relatively small area between the road and the shore.</p>	<p>The area would benefit economically if it could hold visitors for longer. Townscape improvements and restructuring of woodland to provide more benefits to the local community would help. Upgrading of the jetty would also attract more recreational boat use.</p>	<p>Encourage townscape and woodland improvements and upgrading of Laide jetty.</p> <p>Ensure development at the camp site by the coast is consistent with existing leisure and tourism use.</p>
Shore Access and Marine Traffic	<p>Access to the shore is good - the public roads run close by this section of coast.</p> <p>Jetty at Laide which is sheltered from west and southwest winds.</p>	<p>Exposure to north.</p> <p>Laide Jetty requires upgrade.</p>	<p>[see comments above re upgrading of jetty]</p>	<p>Encourage upgrading of jetty to improve access to the sea for recreational craft (eg for trips to the Summer Isles).</p>
Landscape	<p>Spacious sea views.</p>	<p>Plantation woodlands here have developed sporadically and contribute relatively little to local amenity.</p>	<p>Restructuring of plantation woodlands to provide more community and landscape benefit.</p>	<p>Safeguard views over the bay from the main road at Sand and to the north of Laide.</p>
Cultural and Built Heritage	<p>Scheduled Ancient Monument – chapel by the shore at Laide.</p>	<p>The setting of the old chapel is somewhat impaired by the close proximity of the caravan and camping site.</p>		

Policy

Safeguard seaward views from this settled area of coast and safeguard the local wild salmonid stocks by close control of development between the road and the sea and a precautionary presumption against aquaculture.

Encourage developments which can improve the townscape coherence of the Laide-Sand area.

Encourage an integrated approach to the management and development of local woodlands which can enhance the setting of Laide and Sand and provide more amenity benefits for the local community.

Encourage the improvement and maintenance of facilities at the key access point of Laide jetty.

The Wester Ross Local Plan states that the separation between Laide and Sand and between First and Second Coast should be retained; also the views over the bay from the main road at Sand and to the north of Laide should be protected. Proposals should allow for shared access arrangements to potential future development. The Local Plan encourages development within the areas identified for this purpose at First and Second Coast.

Zone [Z]: Opinan and Mellon Udrigle

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Aquaculture	There are some small areas which are sheltered from the west and southwest wind which have adequate water depth for shellfish farming.	Exposed to north and northeast winds. Larger-scale developments are unlikely to be favoured on amenity grounds. Proximity to Gruinard River SAC.	In the marine part of the zone there may be limited scope for small-scale shellfish farming at Rubha Beag and Poll an Eòin Mór but exposure to the northeast and limited water depth may militate against this.	Finfish aquaculture should be avoided to safeguard wild salmonid stocks in the Gruinard River SAC.
Commercial Fisheries	Seabed habitat information indicates extensive areas of eel grass bed (<i>Zostera</i>) in Gruinard Bay and near the coast NW of Mellon Udrigle. This habitat provides good fish nursery areas	Eel grass beds are vulnerable to abrasion and physical damage. There is a seasonal restriction on fishing with mobile gear in Gruinard Bay between October and March. Exposure to north and northeast winds.		
Nature Conservation	Most of the coastline between Mellon Udrigle beach and Camas Buidhe Eoghainn to the NW is designated as a Site of Special Scientific Interest for its geology. [see also comment above re eel grass beds]	[see also comment above re eel grass beds]		Safeguard interest of SSSI.
Business and Rural Development	The beach at Mellon Udrigle is a popular local visitor attraction.	Remoteness. The coast north and west of Mellon Udrigle tends to be exposed.	The northern part of this zone has been identified as having some potential for development of local scale, onshore wind power.	Careful husbandry of the resource which Mellon Udrigle beach represents. Improve landscape structure and shelter around Opinan by a township approach to woodland planting and management.

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Recreation and Tourism	Mellon Udrigle is one of the best sand beaches in the project area.	Mellon Udrigle beach is attractive but is quite a confined area which comes under pressure. It is closely overlooked by houses and the need for car parking and management of access to the beach, combined with some permanently moored caravans and chalet development close by, has taken away some of its intimacy.	There is potential for development of a circular coastal footpath route between Mellon Udrigle and Rubha Beag. This would take some of the pressure off the beach itself.	Careful management of the area surrounding the beach to maintain its scenic and recreational qualities. Support coastal footpath development to relieve pressure on Mellon Udrigle beach, expand the range of visitor options, and increase public awareness of this remote stretch of coast.
Shore Access and Marine Traffic		[see comments above re pressure on Mellon Udrigle beach]	[see comments above]	[see comments above]
Landscape	The key strengths of this area are the amenity of inlets such as Mellon Udrigle and Leac Mhór and the views from the hills close to the coast at Rubha Beag and Meall nam Meallan across to the Summer Isles and Coigach.	The key drawbacks are the bleakness of the area around Opinan in winter and, in this area of fairly low relief, the lack of a well-defined landscape structure. Conifer plantations here tend to be scrappy though they provide important shelter for some houses. The trees are at the edge of their climatic range here - often stunted and windblown. Haphazard fence lines and some incoherent boundaries reflect a complicated land ownership pattern as the traditional crofting lifestyle has given way to new generations of residents and second-home owners.	Co-ordinated management of woodlands and shelter belts to improve landscape structure and the setting of Opinan.	Safeguard the area around Mellon Udrigle beach which is identified as having important views over open water. Retain separation between Opinan and Mellon Udrigle. Support coordinated management of woodlands and shelterbelts.

	Opportunities/Strengths	Constraints/Weaknesses	Development Potential	Objectives
Cultural and Built Heritage	There is a Scheduled Ancient Monument – the remains of a hut circle – on the south side of the bay at Mellon Udrigle. Udrigle House is an 'A' listed building and No. 3, Mellon Udrigle has a 'B' listing.			Ensure that development of structures with special architectural interest is controlled.

Policy

Safeguard the amenity of the main inlets - Mellon Udrigle/Camas a' Charaig and Leac Mhór.

Allow for the possibility of small-scale shellfish farm development at Rubha Beag and Poll an Eòin Mór but finfish aquaculture should be avoided to safeguard the important wild salmonid stocks of the rivers which flow into Gruinard Bay.

Support the development and maintenance of a footpath route linking Mellon Udrigle with Rubha Beag as a facility for local residents and visitors.

The Wester Ross Local Plan states that development will be supported within the Settlement Development Area identified at Mellon Udrigle but views over the beach should be protected and separation from Opinan should be retained. The area around the beach is identified as an important view over open water.

Appendix 2: Marine and Coastal Biodiversity Action Plan habitats and species

Priority Habitats

The habitats listed in Table 1 below have been identified as national or local priority habitats. The national priority habitats (N) are the habitats occurring in Wester Ross that have been selected by the UK Biodiversity Steering Group. Habitat Action Plans or Statements have been prepared for these habitats, and are available on the website www.ukbap.org.uk. Additional local priorities (L), which are not covered by the national categories but are nonetheless important habitats in their own right because they support both national and local priority species, are also listed here.

Table 1: Priority Habitats

Habitat type:	Distribution:	Potential links & issues:
Coastal salt marsh (N)	Occurs in small areas - Little Loch Broom and Loch Broom	Not large areas, but now subject to lower grazing pressure, possibly causing change in species composition
Coastal Sand Dunes (N)	Gruinard	Grazing levels and pressure from recreation could be issues
Coastal vegetated shingle (N)	Present to a limited extent, sites could be identified by survey.	
Lowland heathland (including maritime heath) (N)	Maritime heath present to a limited extent e.g. Red Point, Isle Martin, Summer Isles, Scoraig	
Machair (N)	Very limited in W Ross at Mellon Udrigle	Smaller sites associated with maerl may be important locally. Condition dependant on correct grazing management. Erosion risk from vehicle use/recreation.
Maerl beds (N)	Present in less than 1% of UK's inshore waters. Many small beds throughout the area.	Live maerl beds are composed of calcareous pink nodules. The bleached skeletons are washed ashore, known as 'coral' strands locally, although made by red algae, not by true corals. Important nursery areas for a range of species and susceptible to mechanical damage. Not well surveyed.
Maritime cliff and slopes	Present in SW Ross - Greenstone	

Habitat type:	Distribution:	Potential links & issues:
(N)	Point, Priest Island, Summer Isles, Reiff.	
Modiolus modiolus beds (horse mussel) (N)	Horse mussels are widespread as individuals, and small beds. Present in Loch Broom and Little Loch Broom	Very important in increasing biodiversity, by stabilising sediment seabeds, enabling colonisation by a wide range of other animals and plants. Susceptible to mechanical damage.
Mud habitats in deep water (N)	The West of Scotland is the most important part of the UK for this habitat, which is present to some extent in all sea lochs.	Deep mud habitats are home to some animals found nowhere else in Britain in inshore waters, e.g. giant sea pens, fireworks anemones and giant naked foraminiferan.
Seagrass beds (N)	Present but limited in extent e.g. Gruinard Bay	Zostera beds probably more common but limited survey information. Important nursery areas.
Sublittoral sands and gravels (N)	Most common habitats found in the UK below the level of the lowest tide	Wide range of subtypes
Open seas (L)	Around coastline	Feeding and breeding range for cetaceans, seals, otters, seabirds, occasional visitors such as turtles.
Kelp forest / park (L)	Extensive on open coasts, with a gradation into more sheltered types in sea lochs.	Major habitat for a wide range of animals and seaweeds, providing food and shelter.
Subtidal brittlestar beds(L)	Present in Little Loch Broom and possibly other sea lochs.	The crevice brittlestar <i>Ophiopholis aculeata</i> when unusually abundant can form dense beds.
Sea pens and burrowing megafauna (L)	Present in loch Broom (poor example) and off the Summer Isles and possibly in other sea lochs.	Typical of deep basins in fjordic sea lochs.
Flame shell reefs (L)	Present in sea loch narrows and off headlands with enhanced currents. Can form dense bed-biogenic reefs.	Very important in increasing biodiversity, by stabilising sediment seabeds, enabling colonisation by a wide range of other animals and plants. Susceptible to mechanical damage.
Beaches (L)	Present at Gruinard Bay, Badentartet	

Priority Species

The following table identifies the national priority species and local priority species that are known to occur in Wester Ross. The 'national priority' species have been identified by the UK Biodiversity Steering Group, and Species Action Plans (SAP's) or Statements have been prepared for their conservation and enhancement. These Plans and Statements are available on the website www.ukbap.org.uk and further details of nationally important species are available from Scottish Natural Heritage.

Wester Ross is home to a number of additional species that are rare or scarce in either Highland or Britain as a whole, and these 'local priority' species are also listed below. This list includes a number of species that although not rare or scarce nationally, are rare or have declined in Wester Ross.

Table 2: UK Priority Species

Algae		
<i>Ascophyllum nodosum</i> ecad <i>mackii</i>	a Knotted wrack	Marine
<i>Codium adhaerens</i>	a green seaweed	Marine
Anthozoa		
<i>Aureliania heterocera</i>	Imperial anemone	Marine
<i>Protanthea simplex</i>	Sea loch anemone	Marine
Birds		
<i>Haliaeetus albicilla</i>	White-tailed eagle	Sea & Coast
<i>Hydrobates pelagicus</i>	Storm petrel ²	Marine
<i>Sterna hirundo</i>	Common tern ²	Marine
<i>Sterna paradisaea</i>	Arctic tern ²	Marine
Crustacea		
<i>Hippolyte prideauxiana</i>	Featherstar prawn	Marine
Echinoderms		
<i>Antedon petasus</i>	a featherstar	Marine
<i>Asteronyx loveni</i>	Deepwater brittlestar	Marine
<i>Leptometra celtica</i>	Deepwater featherstar	Marine
<i>Mesothuria intestinalis</i>	a sea cucumber	Marine
<i>Ophiopholis aculeata</i>	Crevice brittlestar	Marine
Fish		
<i>Anarhichus lupus</i>	Wolf fish	Marine
<i>Cetorhinus maximus</i>	Basking shark	Marine
<i>Clupea harengus</i>	Herring ¹	Marine
<i>Gadus morhua</i>	Cod ¹	Marine
<i>Lesueurigobius friesii</i>	Fries' goby	Marine
<i>Lebetus scorpioides</i>	Diminutive goby	Marine
<i>Merluccius bilinearis</i>	a Hake ¹	Marine
<i>Merlangius merlangus</i>	Whiting ¹	Marine
<i>Merluccius merluccius</i>	a Hake ¹	Marine
<i>Pleuronectes platessa</i>	Plaice ¹	Marine

<i>Pollachius virens</i>	Saithe ¹	Marine
<i>Raja batis</i>	Common skate	Marine
<i>Salmo salar</i>	Atlantic salmon	Marine / Freshwater
<i>Salmo trutta</i>	Sea trout	Marine / Freshwater
<i>Scomber scombrus</i>	Mackerel ¹	Marine
<i>Solea vulgaris</i>	Sole ¹	Marine
<i>Trachurus trachurus</i>	Horse Mackerel ¹	Marine
1 Grouped plan for commercial marine fish		
Foraminifera		
<i>Toxissarcon alba</i>	Giant naked foraminiferan	Marine
Mammals		
<i>Balaenoptera acutorostrata</i>	Minke whale ¹	Marine
<i>Delphinus delphis</i>	Common dolphin ²	Marine
<i>Grampus griseus</i>	Risso's dolphin ²	Marine
<i>Lagenorhynchus acutus</i>	Atlantic white-sided dolphin ²	Marine
<i>Lagenorhynchus albirostris</i>	White-beaked dolphin ²	Marine
<i>Lutra lutra</i>	European otter	Marine / Freshwater
<i>Megaptera novaeangliae</i>	Humpback whale ¹	Marine
<i>Orcinus orca</i>	Killer whale ³	
<i>Phocoena phocoena</i>	Harbour porpoise	Marine
<i>Tursiops truncatus</i>	Bottlenosed dolphin ²	Marine
1 Grouped plan for baleen whales 2 Grouped plan for small dolphins 3 Grouped plan for toothed whales		
Molluscs		
<i>Atrina fragilis</i>	Fan mussel	Marine
<i>Limaria hians</i>	Gaping file/flame shell	Marine
<i>Ostrea edulis</i>	Native oyster	Marine
Reptiles		
<i>Dermochelys coriacea</i>	Leatherback turtle ¹	Marine
1 Grouped plan for marine turtles		
Sea anemones		
<i>Funiculina quadrangularis</i>	Giant sea pen	Marine
1 Local priority Schedule 1 species present in Wester Ross (some are also Annex 1)		
2 Local priority Annex 1 species present in Wester Ross		
3 Local priority Red list species on BOCC: 2002-2007 present in Wester Ross		

Appendix 3: Glossary

Annex I Habitats: A natural habitat listed in Annex 1 of the Habitats Directive for which Special Areas of Conservation can be selected.

Baseline: A defined condition or range of conditions for a site or conservation features of a site against which change in the condition of the site/features can be monitored

Biodeposits: Deposits of biological material, i.e. waste material produced by animals or parts of the animals themselves.

Biodiversity: The total variety of life on earth. All genes, species, ecosystems and the ecological processes of which they are a part.

Biogenic reef: Solid, massive structures which are created by accumulations of organisms, usually rising from the seabed, or at least clearly forming a substantial, discreet community or habitat which is very different from the surrounding seabed. The structure of the reef may be composed almost entirely of the reef building organism and its tubes or shells, or it may to some degree be composed of sediments, stones and shells bound together by the organisms

Biotopes: A term developed to describe marine animal and plant communities together with the physical habitat with which they are characteristically associated.

Circalittoral: Generally described as depths where light intensity is reduced to a level where it will no longer support substantial algal growth

Community: A group of organisms occurring in a particular environment, presumably interacting with each other and with the environment and identifiable by means of ecological survey from other groups.

Competent authority: Any Minister, government department, public or statutory undertaker, public body or person holding a public office that exercises statutory powers.

Environmental Impact Assessment: A process of predicting and evaluating an action's likely impacts on the environment - used as a tool in decision-making for formulating and appraising development proposals.

Epibenthic: Living on the surface of the seabed.

Faunal Turfs: Assemblages of attached animals growing on hard substrata. They range from low encrusting forms less than a centimetre high, such as sea mats and sponges, to tall erect forms such as soft corals and sea fans which may exceed 25 cm in height.

Habitats Directive: The abbreviated term for Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora. It is the aim of this Directive to promote the conservation of certain habitats and species with the EU.

Habitats Regulations: The abbreviated term for the Conservation (Natural Habitats &c.) Regulations 1994. The legislation which transposes the requirements of the Habitats and Birds Directives into UK law.

Infralittoral: Generally described as the shallow areas which are dominated by kelp and algae due high levels of light penetrating the water.

Intertidal: The zone between the highest and lowest tides.

Littoral: This includes the intertidal regions as well as levels above and below the extreme limits of the tide where the biota is strongly associated with the intertidal zone

Kelp forest/park: The term 'forest' is used to refer to the dense strands of kelp that are found in shallower water. The kelp 'park' occurs in deeper water where plants are more widely scattered allowing more light to filter through the canopy.

Monitoring: Surveillance undertaken to ensure that formulated standards are being maintained. The term is also applied to compliance monitoring against accepted standards to ensure that agreed or required measures are being followed.

Reef: Reefs are rocky marine habitats or biological concretions that rise from the seabed. They are generally subtidal but may extend as an unbroken transition to the intertidal zone, where they are exposed to the air at low tide. Two main types of reef can be recognised; those where the structure is created by the animals themselves (biogenic reefs) and those where animal and plant communities grow on raised or protruding rock. Only a few invertebrate species are able to develop biogenic reefs, which are therefore restricted in distribution and extent.

Sublittoral (Subtidal): The zone of the shore below low water exposed to air only at its upper limit by the lowest spring tides

Special Area of Conservation (SAC): A site designated under the Habitats Directive

Special Protected Area (SPA): A site designated under the Habitats Directive.

Appendix 4: Bibliography

Wester Ross Local Plan, Deposit draft, Highland Council, August 2005

Wester Ross National Scenic Area, Revised Draft Management Strategy, Highland Council, November 2002

Wester Ross Biodiversity Action Plan, Wester Ross BAP Group, 2005

Draft Renewable Energy Planning Guidelines, report to Highland Council, Aquaterra Ltd, September 2005

ASSG Code of Good Practice, ASSG, August 2005

Strategic Framework for Scottish Aquaculture (2003), Scottish Executive, March 24, 2003

A Code of Good Practice for Scottish Finfish Aquaculture, 30 June 2005

Defining the Scenic Qualities of Wester Ross, report to Scottish Natural Heritage, Alison Grant, 8th February 2002

Marine Aquaculture and the Landscape, Scottish Natural Heritage, 2000

Seas the Opportunity, A strategy for the Long Term Sustainability of Scotland's Coasts and Seas, Scottish Executive, August 2005

Multi Use Zoning in the Irish Sea, report to SHN, EN&CCW by IECS, University of Hull, May 2005

Marine Habitat Classification for Britain and Ireland, JNCC, May 2004