

## 7. Coastal Policy Zones

### 7.1 Introduction

Coastal planning policy zones have been identified for Loch Etive, based on landscape and coastal characteristics and other spatial information such as settlements, wildlife interests and marine activities. The marine and coastal area of Loch Etive has been split into six policy zones. The location of these policy zones is shown in Figure 7.1.

The purpose of these policy zones is to break the loch into smaller areas to enable the collation, presentation and assessment of information gathered at a manageable scale.

### 7.2 Policy Zone Information

Information and guidance is presented in a standard format for each policy zone to produce a basic framework of guidance:

#### Area Description

The area is described in terms of landscape and seascape characteristics, visual amenity, access, settlements, current uses, designations, wildlife and historical features.

#### Policy Zone Maps

Three maps are provided, one showing current uses and activities, the second showing, local authority Development Plan designations, statutory designated sites for nature conservation and landscape, and the third showing biodiversity interests and historic features. It should be noted that the spatial accuracy of mapped information on activities is variable, depending on the source of data and these maps should not be used for navigation purposes.

#### Opportunities and Constraints

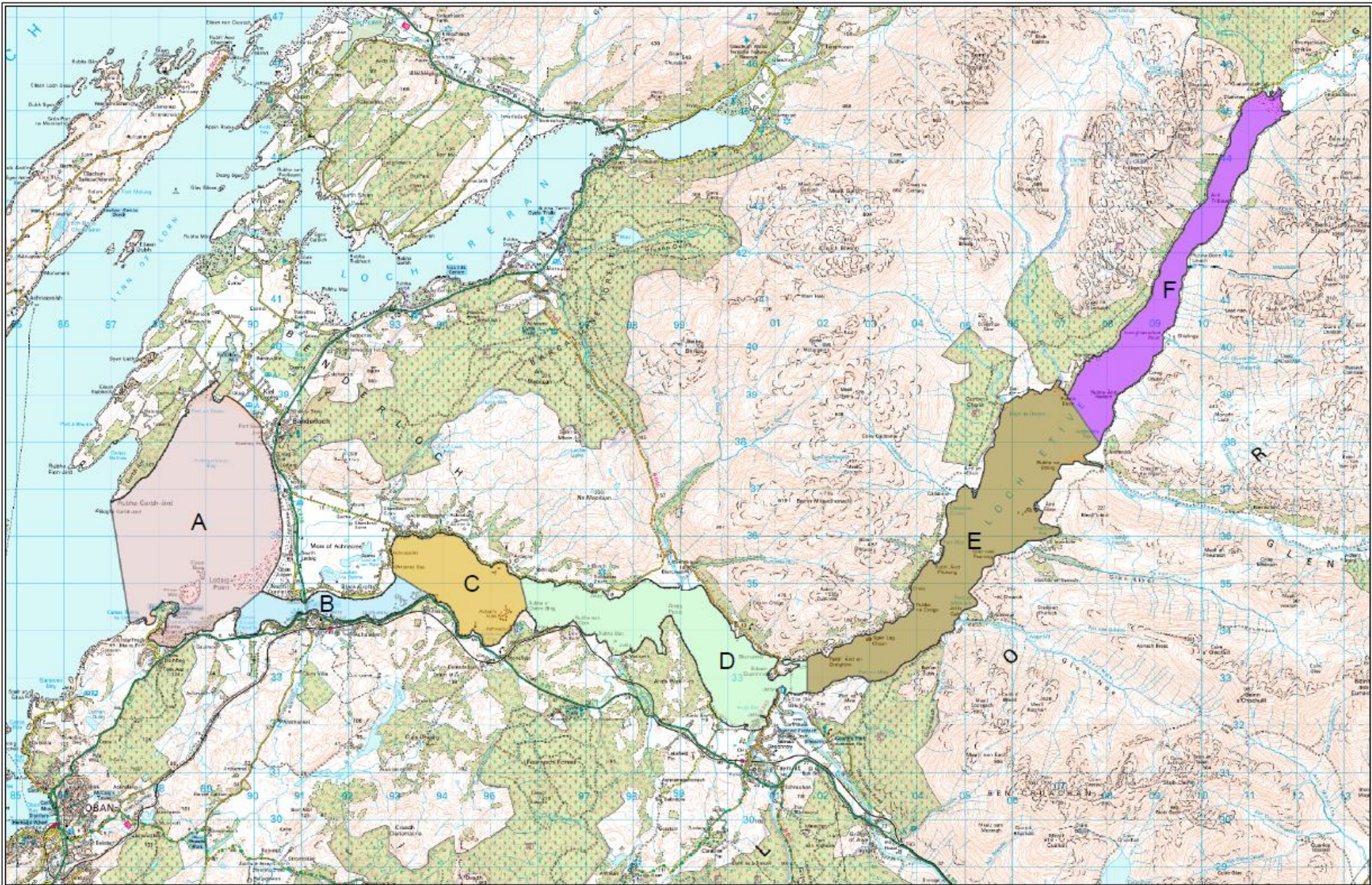
Policy considerations in terms of opportunities and constraints for future use and development are then presented in tables. Opportunities for future use and development are also listed by type, i.e. recreation, aquaculture. These opportunities are indicative, subject to obtaining the required consents, and do not preclude development applications and activities elsewhere. It is important to note that the Policy Zones are identifying opportunities that could be taken forward by communities, businesses, local organisations and others, rather than specific development proposals that will be taken forward by the Council.

Constraints for future use and developments are listed by type of constraint i.e. landscape, infrastructure. In relation to development proposals, these potential constraints should be considered by regulators and developers. In many cases these constraints may be overcome through the agreement of satisfactory negotiation and mitigation with relevant interests.

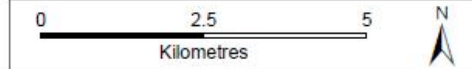
#### Policy Guidance and Aquaculture Development Policies

The final part of the policy zone forms the Policy Guidance for future use and development. This guidance comprises the following:

- Policy Guidance identifying priorities for future use and development and safeguarding of key interests;
- Development policies for finfish, shellfish and on-shore aquaculture development;
- Guidance on location and scale if development potential identified;
- Guidance on development potential should existing development be relinquished;
- Where development potential is identified, a list of individuals and organisations that should be consulted by developers and Argyll and Bute Planning Officers, if a new development is proposed (see Appendix VIII for contact details of consultees).



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**Figure 7.1 Coastal Planning Policy Zones for Loch Etive**