

5. Coastal Policy Zones

5.1 Introduction to Use

This section of the plan provides policy zone specific guidance for the future use and development of Loch Fyne and should be used by local authority planners, regulators and stakeholders to assist decision-making in relation to development proposals, help minimise conflicts of interest, and guide future use and investment.

Using the methodology outlined in section 4, robust policies have been developed to help guide future aquaculture development to appropriate areas by taking account of other activities and environmental sensitivities. This is to support the Council's role as planning authority for aquaculture.

5.2 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

Two maps are provided, one showing current uses and activities and another showing, historic interests, wildlife interests, Argyll and Bute Development Plan (Structure & Local Plan) designations and statutory designated sites for nature conservation and landscape. 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.

Constraints and Opportunities

Policy considerations in terms of constraints and opportunities for future use and development are then presented in tables. 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.

Opportunities for future use and developments 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.

Guidance on Aquaculture Development

The final part of the policy zone forms the supplementary planning guidance for future aquaculture development. This guidance comprises the following:

- Development policies for finfish, shellfish and on-shore aquaculture development (see Section 4.4 for more information);
- 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 XI for contact details of consultees).

5.3 How to use this section of the plan

Aquaculture Developments

Argyll and Bute Council planning officers will use the policy zone section as supplementary planning guidance for aquaculture developments. Figures 5.1 and 5.2 have been developed to guide potential developers and Argyll and Bute Council Planning Officers through using the policy zone section and the wider plan in the most appropriate manner.

Statutory consultees on aquaculture planning applications and regulators who consent other permissions required for aquaculture can refer to the relevant policy zone for guidance on constraints, opportunities and development policies, to inform their response.

The policy zone section should be used as a source of information and guidance for any interested parties i.e. local businesses, recreational users or communities that wish to make a representation to Argyll and Bute Council on planning applications for aquaculture.

Coastal Infrastructure Developments

When developers, Argyll and Bute Council Planning Officers and other regulators/interested parties are considering coastal infrastructure developments, the relevant policy zone should be referred to for guidance on potential constraints to development and opportunities identified by stakeholders.

Statutory consultees on planning applications and regulators who consent other permissions required for coastal development can refer to the relevant policy zone for guidance on constraints, opportunities and development policies, to inform their response.

The policy zone section can also be used by individuals and community groups to explore the potential for new opportunities for the future use and development of Loch Fyne or by those who want to make representations on development applications.

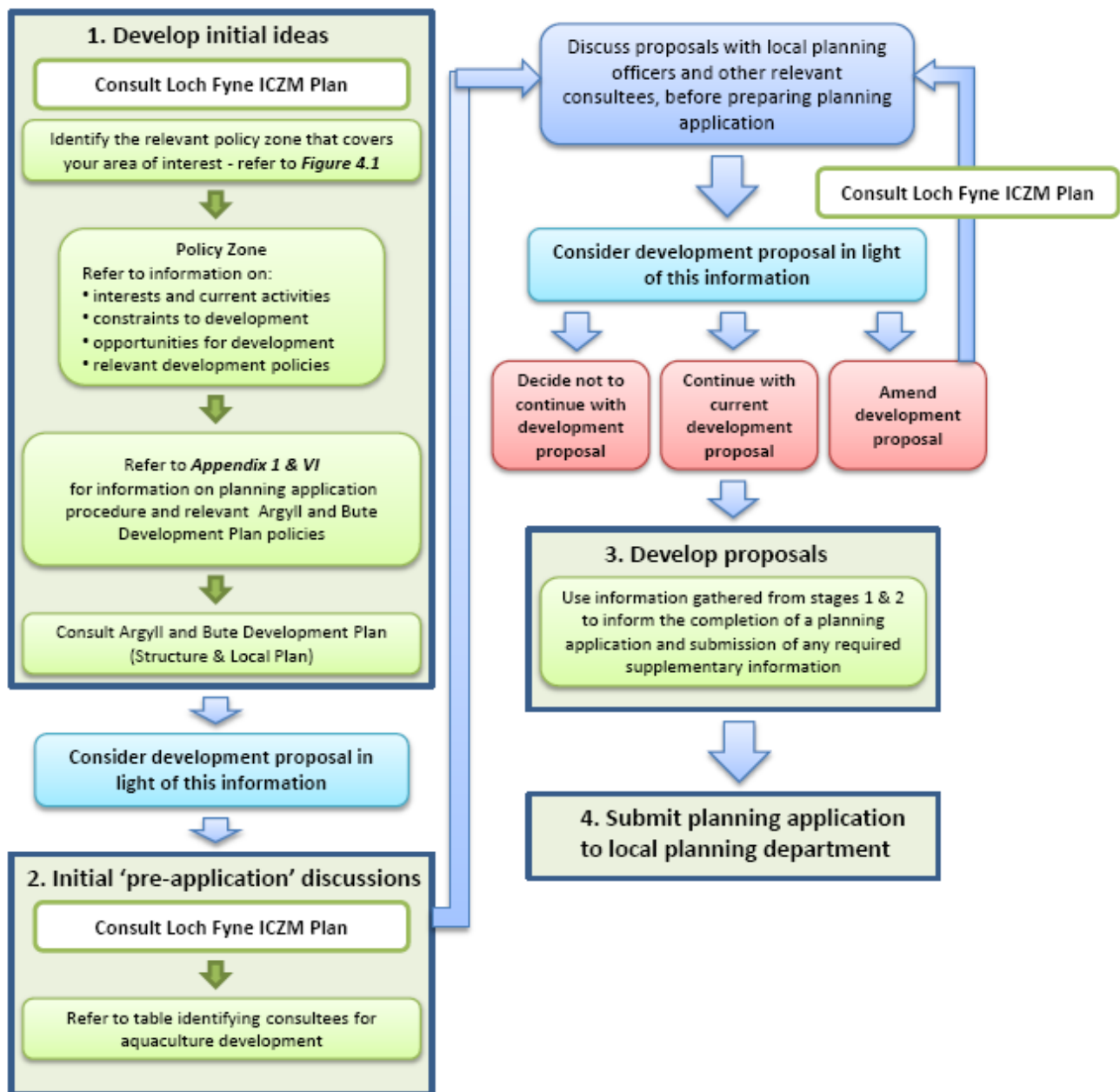
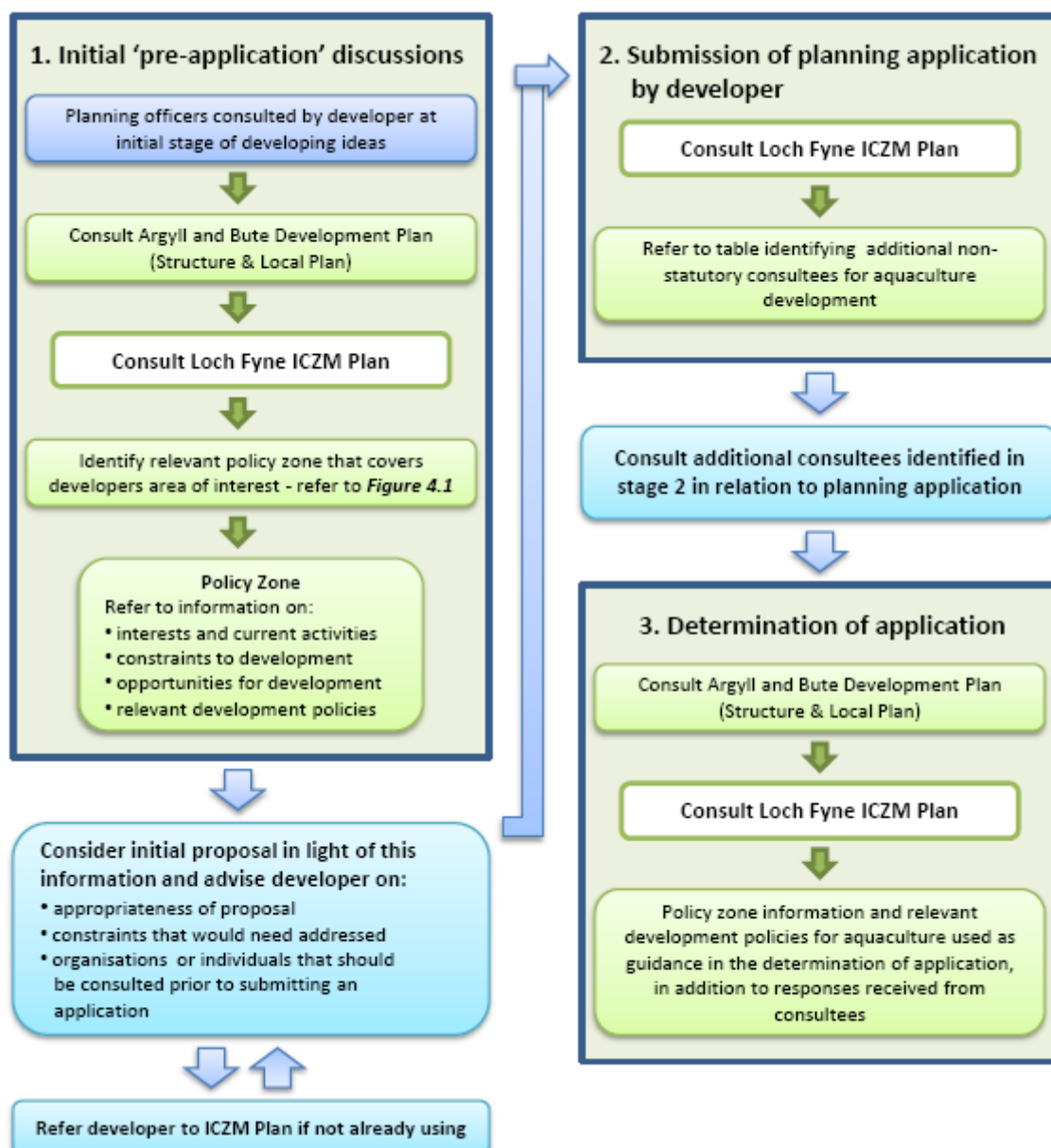


Figure 5.1 How developers can use the plan to inform and guide aquaculture development proposals



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