

POLICY ZONE E: OTTER NARROWS

LANDSCAPE CHARACTERISTICS

The landscape is comprised of hummocky land forms with rocky outcrops on the east and west sides of the loch. Upland areas are a large-

VISUAL AMENITY

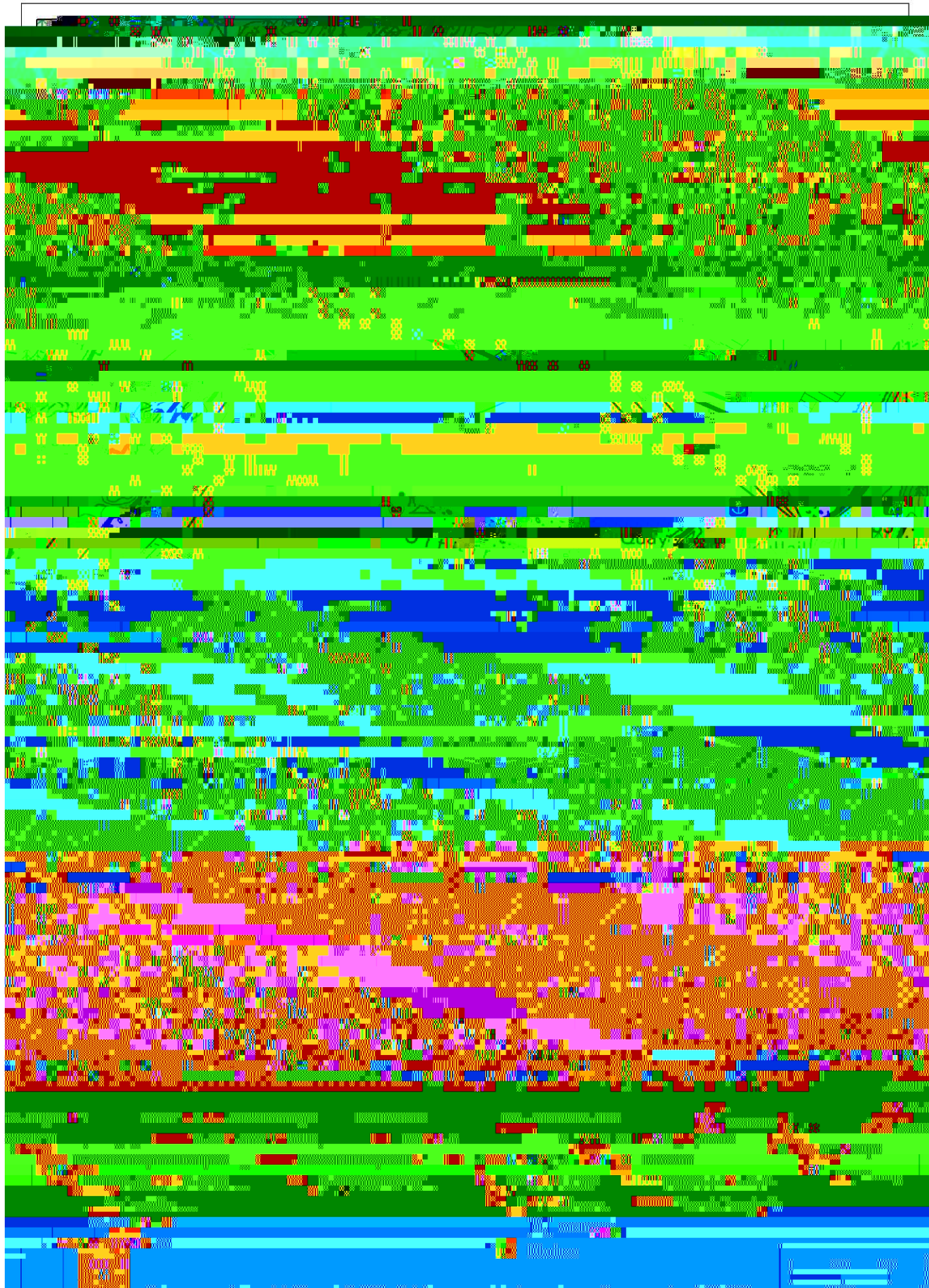
DESIGNATIONS

Refer to policy zone E designation map for areas covered.

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

- Settlements of Achnaba and Port Ann each have areas designated as Developed Coast (a coastal area of Countryside Around Settlement).
- Land immediately adjacent to the shore on the east and west sides of the loch is designated as Undeveloped Coast (a coastal area of Sensitive Countryside).
- Slopes above Otter Ferry and to the west of Achnaba are designated as Rural Opportunity Areas.
- Both the west and east coastlines of this policy zone, including Otter Spit, are designated as Areas of

POLICY ZONE E MAP Current Uses & Activities



OPPORTUNITIES AND CONSTRAINTS FOR FUTURE USE AND DEVELOPMENT

Constraints

Future Use

Infrastructure

Subsea cables i

DEVELOPMENT POLICIES FOR AQUACULTURE²

Where the following development policies indicate presumption in favour of development, this will be subject to any development proposal being consistent with relevant policies within the Argyll and Bute Development Plan (Structure and Local Plan).

FINFISH DEVELOPMENT POLICY

Finfish Development Policy PZE-1

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

Justification

- Landscape/seascape capacity study indicates that there is no potential to accommodate new finfish development due to the characteristic dynamics and scenic qualities of the coastline, with views to the shingle spit at Otter Ferry sensitive to encroaching development (Grant 2007).
- This area is important for recreational use (Loch Fyne ICZM Group)
- The presence of subsea cabling, anchorages, commercial fishing activities, recreational boating and potential conflict with wildlife interests (e.g. important salmonid spawning burn, maerl bed, file shell bed and resident bird populations) make this policy zone unsuitable for development (Marine and Coastal Development Unit 2009).

SHELLFISH DEVELOPMENT POLICY

Shellfish Development Policy PZE-2

There will be a general presumption against any scale of new shellfish farm development or expansion to the existing oyster farm site within this policy zone.

Justification

- Landscape/seascape capacity study indicates that there is no potential to accommodate new shellfish development due to the characteristic dynamics and scenic qualities of the coastline, with views to the shingle spit at Otter Ferry sensitive to encroaching development (Grant 2007).
- This site is important for recreational use (Loch Fyne ICZM Group 2009)
- The presence of subsea cabling, anchorages, commercial fishing activities, recreational boating and potential conflict with wildlife interests (e.g. important salmonid spawning burn, maerl bed, file shell bed and resident bird populations) make this policy zone unsuitable for development (Marine and Coastal Development Unit 2009).
- Landscape/seascape analysis of the existing oyster farm development at Ballimore recommends that this development should not expand north into the remainder of the bay or onto the intertidal area south of the spit (Grant 2007).

ON-SHORE AQUACULTURE-RELATED DEVELOPMENT POLICY

On-shore Aq