

**Argyll and Bute Council
Development and Infrastructure Services**

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 11/00873/PP

Planning Hierarchy: Local

Applicant: Mr A Tear

Proposal: Erection of a 50 metre wind monitoring meteorological mast for a temporary period of 14 months.

Site Address: Ascog Farm, Balmory Road, Ascog, Isle of Bute

DECISION ROUTE

(i) Local Government (Scotland) Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of a 50 metre wind monitoring meteorological mast for a temporary period of 14 months.

(i) Other specified operations

None

(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that:

- 1) Planning permission be granted subject to the conditions, reasons and informative notes contained within this report;
 - 2) The conclusions of the Area Capacity Evaluation undertaken to accompany the assessment of the proposal be endorsed as a material consideration in the determination of this application and in the consideration of subsequent applications within the defined ACE compartment.
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(C) HISTORY:

There is none for this particular site.

(D) CONSULTATIONS:

Infratil Airports Europe Limited (e-mail dated 29th June 2011) – no objection.

National Air Traffic Services (letter received 29th June 2011) - no objection.

Scottish National Heritage (letter received 5th July 2011) - objects to the proposal unless it could be progressed with recommended mitigation measures. In order to minimise the risk of avian collision, it is recommended that bird diverters be attached to each of the four guy wires, at five metre intervals on each wire. Furthermore, it is recommended that the bird diverters be maintained for the lifetime of the mast and be replaced within one month should they break or become detached.

Ministry Of Defence - no response, time expired.

E) PUBLICITY:

Regulation 20 Advert (expiry 15th July 2011)

(F) REPRESENTATIONS:

E-mail representations have been received from a total of 23 people as follows:

Mr John Dennis, Flat 2, 4 Battery Place, Rothesay, PA20 9DP (received 18th July 2011)

Mrs Christine Carley, Clyde House, Ascog, PA20 9EU (received 19th July 2011)

Mrs Louise Johnson, Millburn, Ascog, PA20 9ET (received 14th July 2011)

Mr Ronald Falconer, Hawkstone Lodge, Ascog, PA20 (received 19th July 2011)

Mrs Marjorie Falconer, Hawkstone Lodge, Ascog, PA20 (received 19th July 2011)

The Landmark Trust, Shottesbrooke, Maidenhead, SL6 3SW (received 15th July 2011)

Mrs Susie Alcorn, Ascog Hall, Ascog, PA20 9EU (received 14th July 2011)

Mr John Thomas, Balmory Hall, Balmory Road, Ascog (received 15th July 2011)

Mr Tony Harrison, The HUF Haus, Ascog, PA20 9LL (received 14th July 2011)

Mr Harry Thomson, Stella Matutina, Ascog, PA20 9EU (received 16th July 2011)

Mr Norman Foster, Seal Lodge, Ascog, PA20 9EU (received 19th July 2011)

Mr John Thomson, Montford Cottage, Craigmore Road, Rothesay (received 18th July 2011)

Mrs Sue Dennis, Flat 2, 4 Battery Place, Rothesay, PA20 9DP (received 18th July 2011)

Mrs Ulrike McCulloch, Dalegarth, Ascog, PA20 9ET (received 18th July 2011)

Mr Ian McCulloch, Dalegarth, Ascog, PA20 9ET (received 19th July 2011)

Mr Richard Carley, Clyde House, Ascog, PA20 9EU (received 19th July 2011)

Mr Harry Reid, Millburn Cottage, Ascog PA20 9ET (received 22nd July 2011)

Andrew Nicol, Mount Stuart Trust, Isle of Bute (received 26th July 2011)

Mr George Morrison, Duneistein, Loch Ascog, Isle of Bute (received 28th July 2011)

Mr Alistair Cairns, Braeside, Loch Ascog, Isle of Bute (received 29th July 2011)

Mr Alexander Steven, Dunagoil, Kingarth, Isle of Bute (received 1st August 2011)

Peter Baron, 39 Crichton Road, Rothesay, Isle of Bute (received 4th August 2011)

Mr Martin Belshaw, The Vineries, Millbank, Ascog, Isle of Bute (received 18th August 2011)

The points raised can be summarised below:

- The proposed would have a significantly adverse visual impact given the prominence of the site;
- The proposal is a precursor to an application for large wind turbines that would have a significantly adverse visual impact given the prominence of the site;
- There is significant concern over the impact on birdlife.

Comment: The above issues will be addressed in the Assessment section below.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) **Environmental Statement:** No
- (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
- (iii) **A design or design/access statement:** No
- (iv) **Supporting Information:** N/A
- (v) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No
- (vi) **Supporting Information**

The agent has submitted a document in support of the application (dated 24th May 2011), the contents of which can be summarised as follows:

- § Design of the mast is typical to the type used for assessment of wind resource at potential turbine development locations. There will be three anemometers mounted on the mast to measure wind speed and three wind vanes to record the direction of wind at any given time. The mast will be secured at the location by use of guy ropes and is not a permanent structure with no foundations; thus, it can be completely removed from the site at the cessation of monitoring activities;
- § Wind speed measurement and directionality at the proposed location is vital in aiding the determination of wind resource at a site to fully investigate the potential for wind energy development. Only one mast is proposed as there is no requirement for multiple masts to be used at this site. At present, no practical alternative exists to on-site assessment in gaining the most accurate data possible for the location. The mast to be installed is self-sufficient, it operates on battery power with a solar panel incorporated into the system for continuous trickle charge – this means no services will be required to be connected to the site;
- § The proposed location for the meteorological mast is owned by the applicant, Mr A Tear. The siting of the mast will be on the Hill of Ascog, which was determined as the best site (of the land owned by the client) for a wind turbine development. Every effort will be made to position guy ropes to minimise impact on agricultural production;
- § There is no landscaping proposed for the site since this could potentially affect the local wind conditions;

- § The erection of the mast will utilise normal road-going vans and 4x4 vehicles to transport materials to the intended location. The proposed mast is fully built at ground level, negating the need for any high lifting equipment to access the site; as a consequence, there will be no requirement for an access track to be created.

The agent has submitted a response to the objections (e-mail from G Mallia dated 22nd July 2011) which can be summarised as follows:

- § Several of the objections are related to wind turbines and not the met mast. A met mast is used in order to assess the wind resource. In this case it would be monitoring the wind conditions on Hill of Ascog. It is only once data from the mast has been collected and analysed that the viability of wind turbines at Ascog can be determined and any potential adverse and positive effects on the local environment can be evaluated following extensive environmental surveys. In summary we feel that any comments relating to wind turbines are not relevant to the determination of this application.
- § With regards to the objections relating to the visual impact of the mast, we do not believe that this would have a significant visual impact as it is a narrow structure. In addition, we would like to stress that this is only a temporary structure that would be taken down after 12 months. The applicant would also place bird diverters on the met mast as per SNH's requirements in order to ensure that it would not have a negative impact on birdlife.

On behalf of the applicant, Elspeth McVey (e-mail dated 24th July 2011) has made the following comments:

- ▼ We are working in partnership with Peter McDonald from Fyne Homes/Fyne Futures and Towards Zero Carbon Bute on a community renewable energy project.
- As you know, we have been working with the Scottish Agricultural College on a feasibility study for the site for some months.
- ▼ Recently we have learnt that we have been successful in Stage 2 of our application for a Community And Renewable Energy (CARES) loan scheme which helps landowners cover the expensive pre-planning stages of assembling an EIA.
- ▼ One of the conditions the Scottish Government lays down to successful recipients of the CARES loan is that 20% of net revenue goes back to the community, a much higher figure than is typical for wind projects.
- ▼ The CES/Scottish Government announcement regarding CARES will be made soon. Our work on the EIA is ongoing and we will, of course, consult the community as we go forward.
- ▼ We are already planning a conference round about Autumn of this year.

(H) PLANNING OBLIGATIONS

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- (i) Is a Section 75 agreement required: No
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(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

Argyll and Bute Structure Plan 2002

STRAT DC 5 – Development in Sensitive Countryside
STRAT DC 8 – Landscape and Development Control

Argyll & Bute Local Plan 2009

LP ENV 5 seeks to ensure that proposals will not compromise the conservation objectives and overall integrity of Sites of Special Scientific Interest.

LP ENV 6 seeks to give full consideration to the legislation, policies and conservation objectives where they apply to a variety of habitats and species.

LP ENV 10 seeks to resist development within Areas of Panoramic Quality where its scale, location or design will have a significant adverse effect on the character of the landscape.

LP ENV 19 '*Development Layout, Setting & Design*' requires developers to execute a high standard of setting, layout and design where new developments are proposed.

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.

Not applicable

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing (PAN41 or other):

The application has attracted objection from a total of 23 people. At the October 2010 meeting of the Planning, Protective Services and Licensing Committee, Members agreed a new protocol for undertaking pre-determination hearings. Rather than adopting

a simple numbers approach (i.e. in excess of 20 representations), it was decided to assess the need for a hearing depending upon a number of criteria.

In this particular case, it is considered that the issues raised are not technically complex and that an approval would not set a precedent for accepting wind turbines at the site (which is a concern that many of the objectors have). In these circumstances, it is recommended that a hearing is not convened prior to a decision being made.

(P) Assessment and summary of determining issues and material considerations

In terms of the adopted ‘Argyll and Bute Local Plan’, the site is identified as being within Sensitive Countryside within which Policy STRAT DC 5 of the approved ‘Argyll and Bute Structure Plan’ only gives support to ‘small scale’ development or, in exceptional cases, a development with locational need may be supported and subject to compliance with other relevant Local Plan Policies. In such circumstances, STRAT DC 5 requires that an Area Capacity Evaluation (ACE) be undertaken in order to support an exceptional case.

The site is also situated within the Isle of Bute Area of Panoramic Quality within which Policy LP ENV 10 (Impact on Areas of Panoramic Quality) states that development in, or adjacent to, an Area of Panoramic Quality will be resisted where its scale, location or design will have a significant adverse impact on the character of the landscape.

Appendix A of the adopted ‘Argyll and Bute Local Plan’ states that impact on the landscape is a major consideration when new development is proposed and all significant developments require to be assessed for their compatibility with the present landscape character as detailed in the SNH Landscape Character Assessment.

The mast is a 50 metre high slender tubular structure restrained by a set of steel wire rope guys. The guys are anchored at various radii, the outermost being 25 metres from the mast. The mast has a relatively thin profile (17.5 centimetres or 7 inches in diameter) and it is considered that given its small scale diameter and that it will only be sited for a temporary period of fourteen months, it will not constitute a permanent and prominent feature in the context of its landscape setting. Therefore, it is not considered that its presence will have a significant adverse visual impact on the wider landscape setting of the area.

It should be made explicitly clear that the temporary approval of this mast for wind monitoring purposes does not imply that the surrounding area is a suitable site, in planning terms, for a wind farm development.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

The proposal accords with Policies STRAT DC 5 and STRAT DC 8 of the approved “Argyll and Bute Structure Plan” and Policies LP ENV 5, LP ENV 6, LP ENV 10 and LP ENV 19 and Appendix A of the adopted ‘Argyll and Bute Local Plan’ and there are no other material considerations, including issues raised by third parties, which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

(S) Reasoned justification for a departure from the provisions of the Development Plan

Not applicable

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Steven Gove

Date: 1/9/2011

Reviewing Officer: David Eaglesham

Date: 2/9/2011

**Angus Gilmour
Head of Planning & Regulatory Services**

CONDITIONS AND REASONS RELATIVE TO APPLICATION 11/00873/PP

1. Permission is hereby granted for a period of 14 months from the date of the erection of the mast. The wind monitoring mast, supporting guy wires (and any base and associated fencing) shall be completely removed from the site upon the expiry of the fourteen month period. Thereafter, the site shall be reinstated with the planting of indigenous vegetation within one month of the mast being removed from the site, unless a further period for an extended period is obtained from the Planning Authority.

Reason: In order that the Planning Authority may review the circumstances pertaining to the development within a reasonable period of time and in the interests of visual amenity.

2. The wind monitoring mast shall not be erected until full details of bird deflectors (which should be spaced at no greater than 5.0 metre intervals) to be installed on all guy wires of the mast have been submitted to and approved by the Planning Authority in consultation with Scottish Natural Heritage. The approved deflectors shall be installed on the mast for the duration of its installation and any that break or become detached shall be replaced within one month of the breakage or detachment occurring.

Reason: In the interest of nature conservation to protect important bird species, as the application site is located adjacent to Loch Ascog, which is a Site of Special Scientific Interest that provides an internationally important roosting area for wintering greylag geese.

3. The development shall be implemented in accordance with the details specified on the application form dated 24th May 2011 and the approved drawing reference numbers:

Plan 1 of 3 (Drawing Number 11428 – Site Location)
Plan 2 of 3 (Drawing Number 11428 – Mast Site Plan)
Plan 3 of 3 (Drawing Number 11428 – Mast Elevation)

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

NOTE TO APPLICANT

- This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended) it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
- The applicant should be aware that the granting of this permission for the wind monitoring mast does not imply that the area is a suitable location for a wind farm.

ANNEX A – RELATIVE TO APPLICATION NUMBER 11/00873/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

In terms of the adopted ‘Argyll and Bute Local Plan’ 2009, the site is identified as being within Sensitive Countryside within which Policy STRAT DC 5 of the approved ‘Argyll and Bute Structure Plan’ 2002 only gives support to ‘small scale’ development or, in exceptional cases, a development with locational need may be supported and subject to compliance with other relevant local plan policies. In such circumstances, STRAT DC 5 requires that an Area Capacity Evaluation (ACE) be undertaken in order to support an exceptional case.

B. Location, Nature and Design of Proposed Development

Planning permission is sought for the erection of a wind monitoring mast for a temporary period of 14 months for data collection purposes at a site on Ascog Hill, Ascog Farm, Isle of Bute.

The mast is a 50 metre high tubular structure restrained by a set of steel wire rope guys. The guys are anchored at various radii, the outermost being 25 metres from the mast.

The purpose of the mast is to measure wind speeds from a specific location to assess suitability for wind farm development.

The mast has a relatively thin profile (17.5 centimetres or 7 inches in diameter) and it is considered that given its small scale diameter and that it will only be sited for a temporary period of fourteen months, it will not constitute a permanent and prominent feature in the context of its landscape setting. Therefore, it is not considered that its presence will have a significant adverse visual impact on the wider landscape setting of the area.

In addition to the above, the proposed mast is only to be sited for a temporary period of 14 months.

It should be noted that the granting of a temporary approval of this mast for wind monitoring purposes would not imply that the surrounding area is a suitable site for a wind farm development.

C. Natural Environment

Scottish Natural Heritage was consulted and has advised that the application site lies adjacent to Loch Ascog, one of six freshwater bodies comprising the Central Lochs of Bute Site of Special Scientific Interest. The SSSI provides an internationally important roosting area for wintering greylag gees. They have advised that, to ensure any impacts on bird interests are minimised, bird diverters should be fitted to the outer most guy wires as this will increase the visibility of the structure for birds and reduce potential collision risk. A condition to this effect will be attached to the permission.

In this regard, it is considered that the potential impact on the SSSI can be adequately dealt with by condition and, therefore, the proposal is consistent with the terms of Policies LP ENV 5 and LP ENV 6 which seek to ensure SSSI's and protected species are not affected by adverse development.

D. Landscape Character

The site is situated within the Isle of Bute Area of Panoramic Quality.

In terms of the Landscape Assessment of Argyll and the Firth of Clyde (1996), it details the area as '*Rolling Farmland with Estates*' providing a landscape characterised by, amongst other things, broad, rounded ridges with occasional steep banks, knolls and conical upstanding hills; groups of fairly large, rectangular fields, enclosed by linear shelterbelts and blocks of woodland; and scattered large farmsteads in countryside. It states that the stone walls and estate policy woodlands should be restored, managed and protected and the historic parklands and estates should be conserved having regard to key views from local roads and public rights of way.

Structure Plan Policy STRAT DC 8, Landscape and Development Control, states that development which by reason of location, siting, scale, form design or cumulative impact, damages or undermines the key environmental features of a visually contained or wider landscape or coastscape shall be treated as 'non-sustainable' and is contrary to this policy.

Furthermore, Policy LP ENV 10 (Impact on Areas of Panoramic Quality) of the adopted Argyll and Bute Local Plan states that development in, or adjacent to, an Area of Panoramic Quality will be resisted where its scale, location or design will have a significant adverse impact on the character of the landscape.

However, as detailed above, the mast has a relatively thin profile (17.5 centimetres or 7 inches in diameter) and it is considered that given its small scale diameter and that it will only be sited for a temporary period of fourteen months, it will not constitute a permanent and prominent feature in the context of its landscape setting. Therefore, it is not considered that it will have a significant detrimental impact on the surrounding landscape or the wider Area of Panoramic Quality. The location of the mast and the locational need for it are accepted in terms of the conclusions of the accompanying Area Capacity Evaluation (ACE) set out in Appendix B.

In this regard, it is considered that the proposal complies with the criteria set out in Policies STRAT DC 8 and LP ENV 10 which seek to ensure that developments do not have an adverse impact on the character of the landscape.

APPENDIX B - AREA CAPACITY EVALUATION (ACE)

ASCOG HILL, ASCOG FARM, ISLE OF BUTE

a) Purpose of the assessment

This assessment has been undertaken in accordance with the Supplementary Planning Guidance approved by the Council on 19th February 2009. This sets out situations on which an assessment may be triggered, including, as in this case, a development demonstrating a special case to be within the Sensitive Countryside Development Control Zone.

The guidance requires that the findings should be made available to applicants and/or agents and to Members in advance of the determination of any related planning application(s) in order that, if necessary, there is an opportunity to prepare a response to the findings for consideration by Committee at the time the application is determined and the ACE is given consideration as part of that determination process.

The area to be assessed should be identified as a wider ‘area of common landscape character’ within which the prospective development site is located. ACE’s will be considered by Members at the same time as the related development proposal is being determined, and once endorsed will become a material consideration in respect of any future applications within that ACE compartment.

This assessment has been generated by a current application reference 11/00873/PP for temporary siting of a 50 metre high anemometer mast within the ‘sensitive countryside’ development control zone.

The assessment has been undertaken in respect of an area of common landscape character as detailed below and shown in the accompanying map.

b) Area of Common Landscape Character

The area of common landscape character comprises undeveloped open hill ground at Ascog Hill, which lies to the south east of Rothesay. It comprises land lying largely above the 50 metre contour and features the hill top with a distinctive stand of trees at the summit together with wooded slopes.

The ACE compartment is in an area categorised by the Scottish Natural Heritage Landscape Assessment of Argyll and the Firth of Clyde 1996 as “Rolling Farmland with Estates”.

The Area of Common Landscape Character has been confined to the extent of the elevated ground which is delineated as ‘countryside around settlement’ and sensitive countryside’ in the Argyll & Bute Local Plan. The adjacent lower lying land is identified as ‘rural opportunity area’ in the plan, but by virtue of the approved Bute & Cowal Landscape Capacity Study this has been specifically identified by the Council’s landscape consultants as having no capacity for small scale development, and hence, is now operated as a ‘red’ ROA (Site CB 52).

c) Key Environmental Features

The key characteristics of this landscape character type, relevant to this assessment, are:

- Broad, rounded ridges with occasional steep banks, knolls and conical upstanding hills;
- Flat coastal plain with sandy bays along the Firth of Clyde;
- Groups of fairly large, rectangular fields, enclosed by linear shelterbelts and blocks of woodland;

- Stone walls, follies, beech hedgerows and estate policy woodlands;
- Numerous hedgerow trees, often forming avenues along lanes;
- Scattered large farmsteads in countryside;
- Urban development on coastal plain and broader vales.

The Landscape Assessment identifies the following main landscape issues that need to be considered, when addressing the acceptability of prospective development within this landscape character type:

- § Stone walls and estate policy woodlands should be restored, managed and protected;
- § Historic parklands and estates should be conserved having regard to key views from local roads and public rights of way;
- § Traditional hedgerows should be conserved;
- § Linear development along roads should be avoided.

In the case of the land forming the defined Area of Common Landscape Character, this is characterised by a hill with a summit which contains a stand of trees. There are relatively steep slopes on the north, west and south sides of the hill and these slopes are wooded. A public road runs to the west and south of the area and, due to the height of the hill, it is also visible from long distances to the south west. There is no built development within the area.

d) Capacity to Absorb Development Successfully

The defined Area of Common Landscape Character comprises land falling within a 'Countryside Around Settlement' development control zone and a 'Sensitive Countryside' development control zone which in itself indicates little, if any, capacity to absorb development successfully. Buildings in the locality are confined to the lower lying areas below the hill ground which is not considered suitable area for built development due to its elevation, its irregularity and the difficulty in achieving access.

The proposed anemometer mast which has prompted this ACE is a 50 metre high mast for the purpose of measuring and recording wind speeds from a specific location to assess the suitability of the locality for a wind farm development. On this basis, it is considered that the proposed mast has a locational need to be in this area, in order to afford reasonable opportunity to monitor the available wind resource.

The mast is a 50 metre high slender tubular structure restrained by a set of steel wire rope guys. The guys are anchored at various radii, the outermost being 25 metres from the mast. The mast has a relatively thin profile (17.5 centimetres or 7 inches in diameter) and it is considered that given its small scale diameter and that it will only be sited for a temporary period of fourteen months, it will not constitute a permanent and prominent feature in the context of its landscape setting. Therefore, it is not considered that its presence will have a significant adverse visual impact on the wider landscape setting of the area.

The wider area lies within the Isle of Bute 'Area of Panoramic Quality'. Due to the relative homogeneity of the Area of Common Landscape character and the *de minimis* impact upon the wider area from the temporary presence of this particular form of development, there would be negligible, if any, benefit in considering an alternative location to that proposed by the applicants, which has been selected as being capable of fulfilling their technical requirements in terms of data collection. Any impact will be small scale, reversible and will not give rise to any change in the landscape character of the area in question.

In terms of the residual development capacity of the ACE compartment, the elevated, open and relatively wild character of the area is such that it would not lend itself to development with any sort of buildings. Demand for built development in the locality is

capable of being accommodated within the identified ‘rural opportunity area’ lying along the access road situated between the dwellinghouse known as ‘*Braeside*’ and the farm at ‘*High Bogany*’.

The accompanying photographs give an indication of the landscape within the ACE compartment.



Annexe A to

AREA CAPACITY EVALUATION MATRIX			
ACE Title		Ascog Hill, Ascog Farm, Isle of Bute	
Date	29/08/11	Location	Ascog Hill, Ascog Farm, Isle of Bute
Surrounding Strategic Planning Zones			
Town Village:		N/A	
Minor Settlement:		N/A	

Green Belt:	N/A
Countryside Around Settlements :	The north eastern part of the site is within the 'Countryside Around Settlement' development control zone
Rural Opportunity Area	The site is bounded to the east by the 'Rural Opportunity Area' development control zone
Sensitive Countryside / Coast :	The majority of the site is situated within the 'Sensitive Countryside' development control zone.
Very Sensitive Countryside / Coast:	N/A

Landscape Character		
Landform & Cover	The area is characterised by a hill with a summit which contains a stand of trees. There are relatively steep slopes on the north, west and south sides of the hill and these slopes are wooded. A public road runs to the west and south of the area.	
Development Pattern	There are no buildings located within the area subject of the ACE. Development (such as a water treatment works and a waste water treatment works) is confined to the lower areas which historically have been more practical to develop and where access can be readily achieved.	
Notable Key Environmental Features		
Significant Historical Interest and Important Cultural Associations	Scheduled Monuments Unscheduled Monuments etc	None
	Gardens & Designed Landscapes	None
	Locations associated with people, events, art, literature, music culture	None
Built Heritage Importance	Important individual buildings inc. Listed and other locally important buildings	None
	Important groups or areas of buildings including Conservation Areas	None
	Other important examples of built heritage including transport / industrial heritage	None
Nature Conservation Importance	Internationally important wildlife sites including SPAs and SPAs SACs Ramsar Sites	None
	Nationally important wildlife sites including NNRs, SSSI, Marine Consultation Zones	Loch Ascog SSSI located to south west
	Locally important habitats, -SINC, SNW	None
	Nationally and regionally important Geological / Geomorphological Sites	None

Access and Amenity Importance	Long distance routes trails, mountain routes and other designated paths and their immediate corridors	None
	Important local paths / networks and their immediate corridors	The public road linking the south of Rothesay to Ascog runs to the south and west
	Important views and prospects	The site is highly visible from the public road running to the south and west. It is also visible from longer distances such as the Firth of Clyde and the public road running from the south of Rothesay to Kingarth
	Named and other waterfalls shown on OS	None
	Important car parks lay byes etc	None
	Valued landscapes including NSAs RSAs & LSAs	Site is within the Isle of Bute Area of Panoramic Quality
Health and Safety Constraints	Water catchment zones	Yes – Loch Ascog
	MoD Zones	None
	Air Safety - Airfield Safeguarding and CAA Consultation Zones	None
	Safety - Health and Safety Executive Consultation Zone	None
INFRASTRUCTURE		
Road Access	N/A	
Water	N/A	
Sewerage	N/A	
Electricity	N/A	
DEVELOPMENT		
Proposed Development	Erection of Anemometer Mast for temporary period of 14 months	

Other Issues/Notes	None