

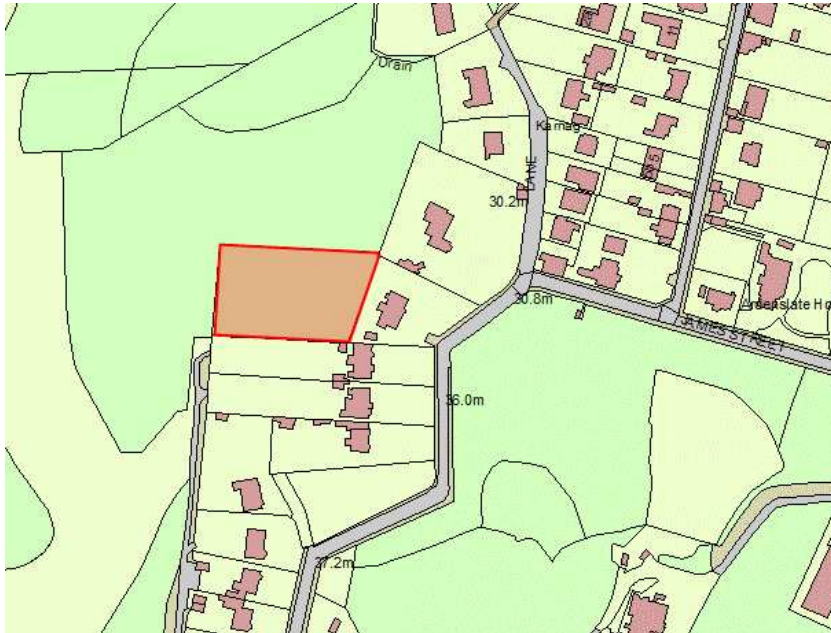
APPENDIX:

Additional Sites – Bute and Cowal

The following Category 1 sites are recommended for inclusion in the LDP

Kirn, Dunoon (Extend settlement boundary)

Planning permission for single dwellinghouse was refused in 2007 as development in CAS. Minor alteration to settlement boundary.

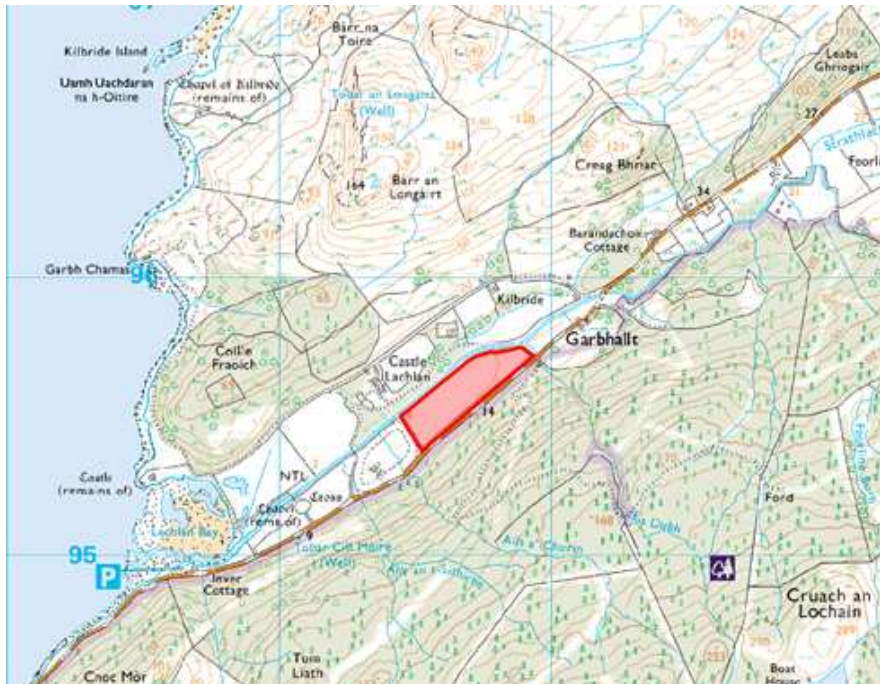


Sandbank . Part of larger site submitted prior to the MIR.

No justification at this time for additional housing land at this location. Include as a Future Site.



Castle Lachlan Caravan Park - Proposed extension to existing caravan park
Acceptable as new PDA.



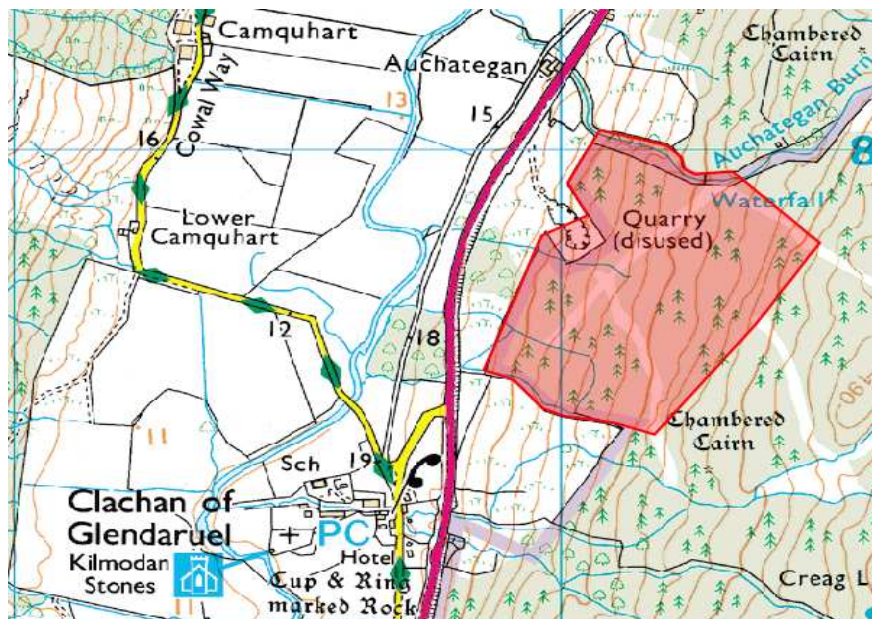
Tighnabruaich - proposed extension to settlement boundary to allow small scale housing development with new access through CAS. Proposal is considered acceptable as a new PDA.



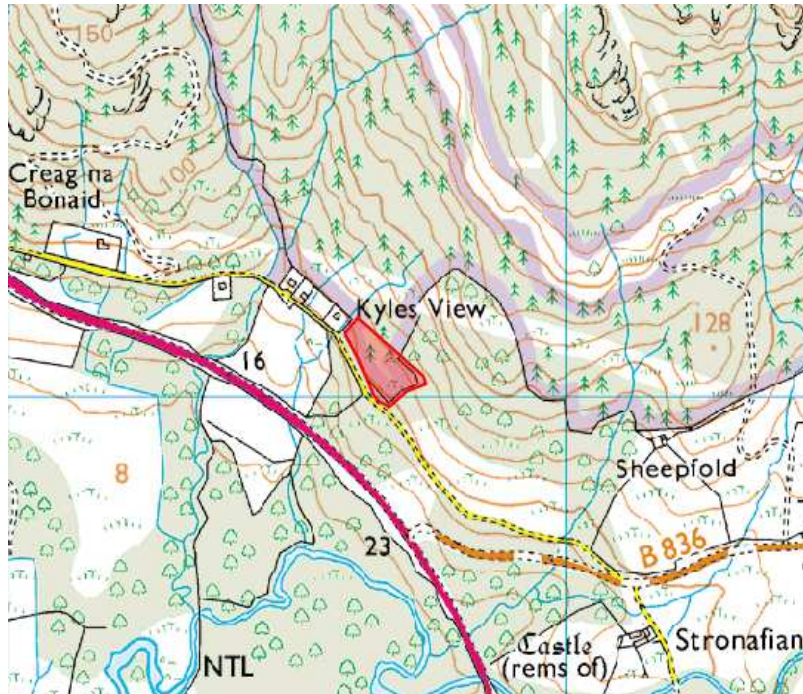
North Bute – New PDA to allow for forest development as part of the Bute Community Land Company’s aspirations for the Bute Forest.



Glendaruel –Community Land buy-out via the Colintrave and Glendaruel Community Development Trust
PDA (indicative Boundary) to reflect forest croft proposals and location of Enterprise Centre.



Stronafian – Linked to 8 above. The Colintraive and Glendaruel Community Development Trust wish to extend the settlement boundary at Stronafian to allow for additional house plots.

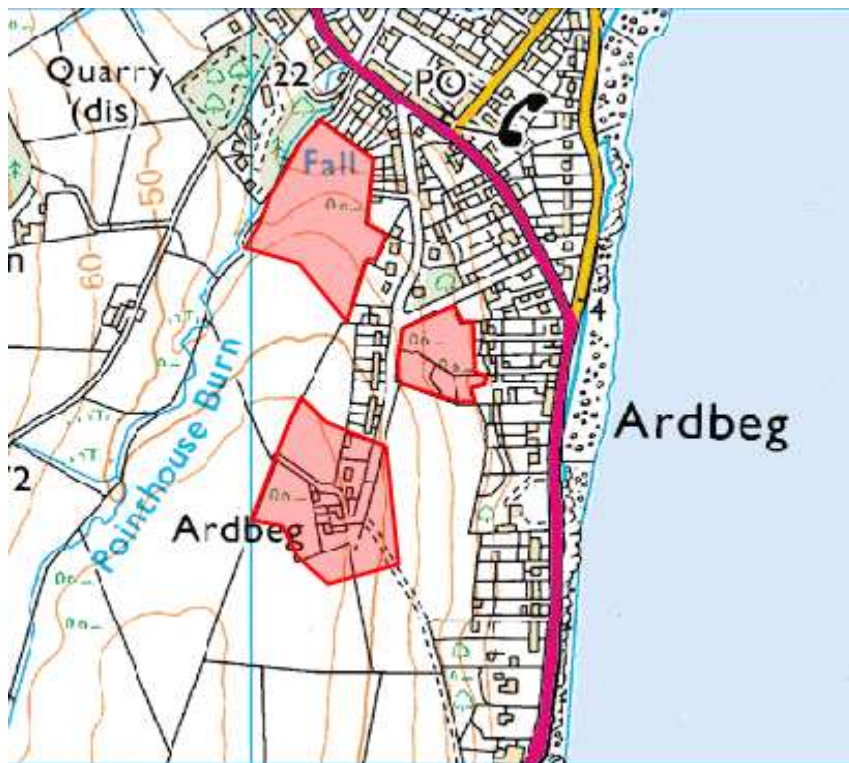


Category 2 Sites:

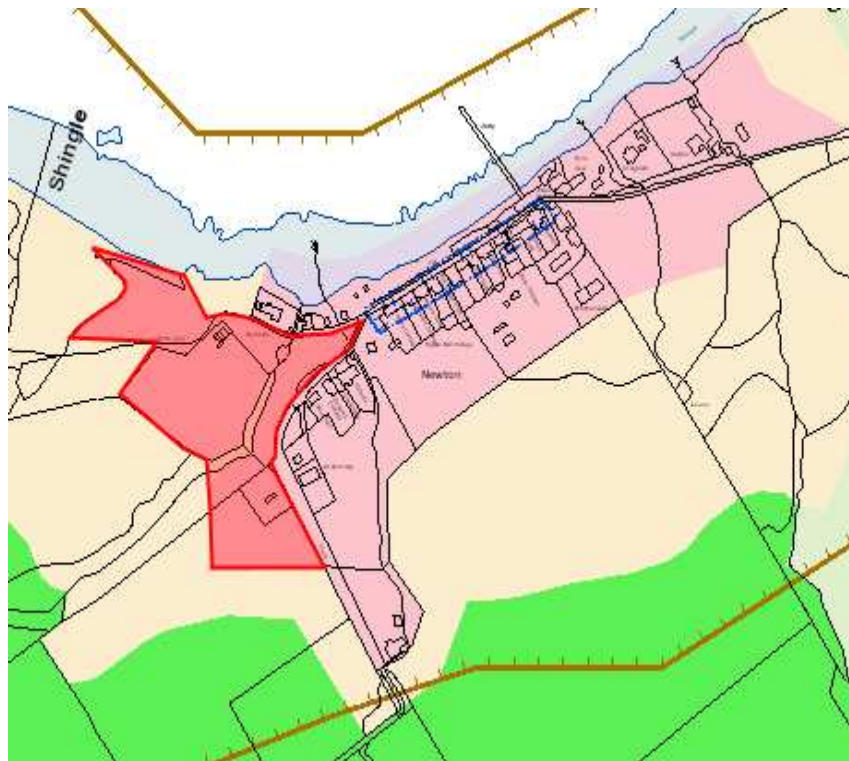
Kames. Kyles of Bute golfcourse. Proposed site to extend existing chalet development. Site is currently designated as a housing allocation H-AL 2/10. No objection in principle to the chalet development subject to confirmation of the need to retain the housing allocation.



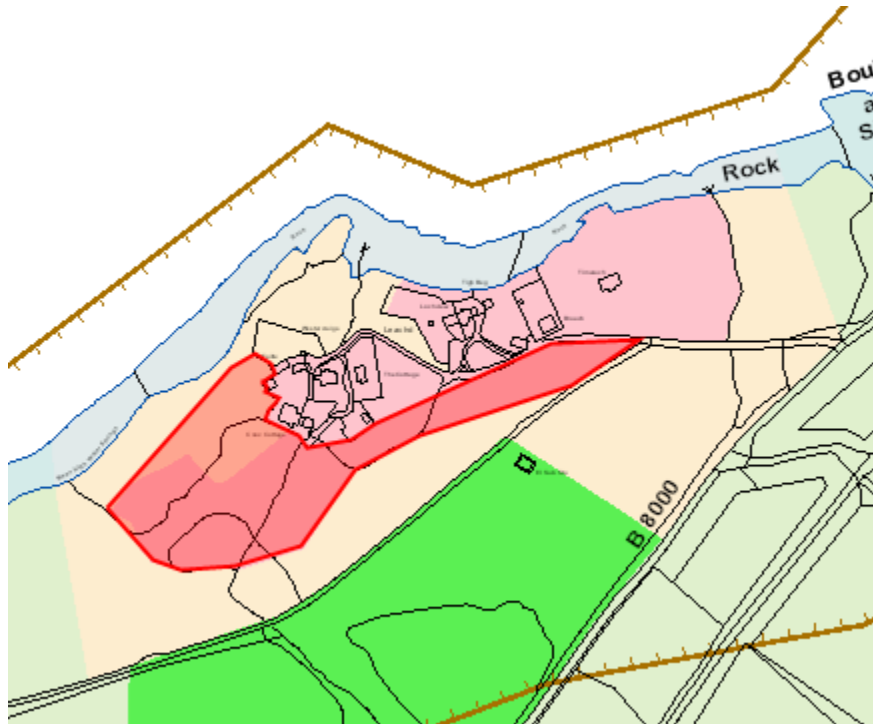
Ardbeg, Rothesay. These are identified as PDAs in the current Local Plan and will be retained in the LDP.



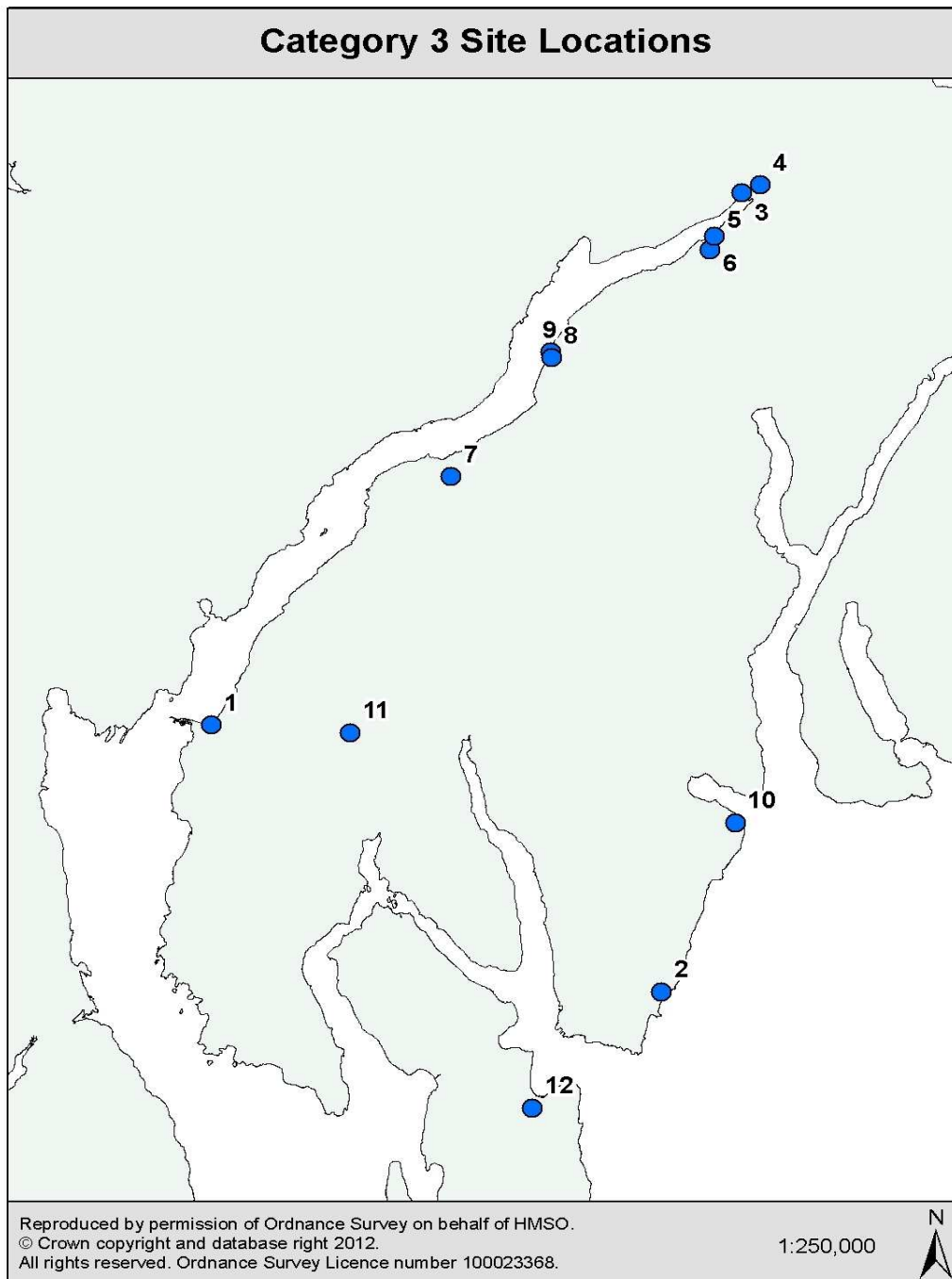
Newton – Retention of existing Local Plan settlement boundary.



Leachd Retention and extension of existing Local Plan settlement boundary. The existing boundary will be retained but not the suggested extension as there is no requirement for additional settlement expansion.



The following Category 3 sites are not recommended for inclusion in the Local Development Plan



1. Otter Ferry/Largiemore.

2 sites identified. The site at largiemore is part of existing PDA 2/46. The other comprises an open field at Otter Ferry. The Largiemore site is part of an existing PDA and is therefore acceptable. The other comprises an open

field. There is no justification for additional land for housing at this location and would result in the loss of agricultural land.

2. **Wyndham Road, Innellan.** Site for housing
Site was previously subject to Local Plan PLI and rejected by Reporter.
3. **Cuil and South Clachan,** Head of Loch Fyne (Ardkinglas Estate).
Sites identified for small scale housing not supported by the LCS.
4. **Cairndow** Sawmill Field, Clachan,. Site comprises part of a field that was previously designated for housing in the current Local Plan but was removed following concerns over flooding issues. No justification for additional housing land release at this location.
5. **Ardkinglas Estate** Land at Pier Cottage within the estate policies. No specific uses have been identified. Site is currently designated as Sensitive Countryside.
6. **Ardkinglas Estate** Site opposite Croft Kennels. Proposed for use as Industrial commercial site(s) including HGVs.
7. **Leanach.** Proposed that the settlement boundary be extended. The boundary has already been extended in the current Local plan and remains undeveloped.
8. **Ardnagowan, St Catherines.** Proposed site for 5 'ecohouses'. Site unrelated to existing development.
9. **Ardnagowan** Proposed extension to settlement boundary to the south west. Currently site is zoned as Sensitive Countryside and comprises land containing the old road and mature woodland on the shoreward side of the public road.
10. **Cammesreinach, Victoria Road, Dunoon.** Proposed site for 3 dwellinghouses within a former quarry. Site currently within CAS and is overgrown with trees. Consent for development of 3 dwellinghouses was refused in 2007.
11. **Clachan of Glendaruel.** Proposed extension of the settlement boundary to allow for the development of 7 dwellinghouses. Site lies within the CAS and is wooded.
12. **Barone Road, Rothesay** Former Gas Works site at. Site currently not identified for a specific type of development. Owners wish to see it zoned for housing. Issues over the location of the site adjacent to industrial/commercial uses.