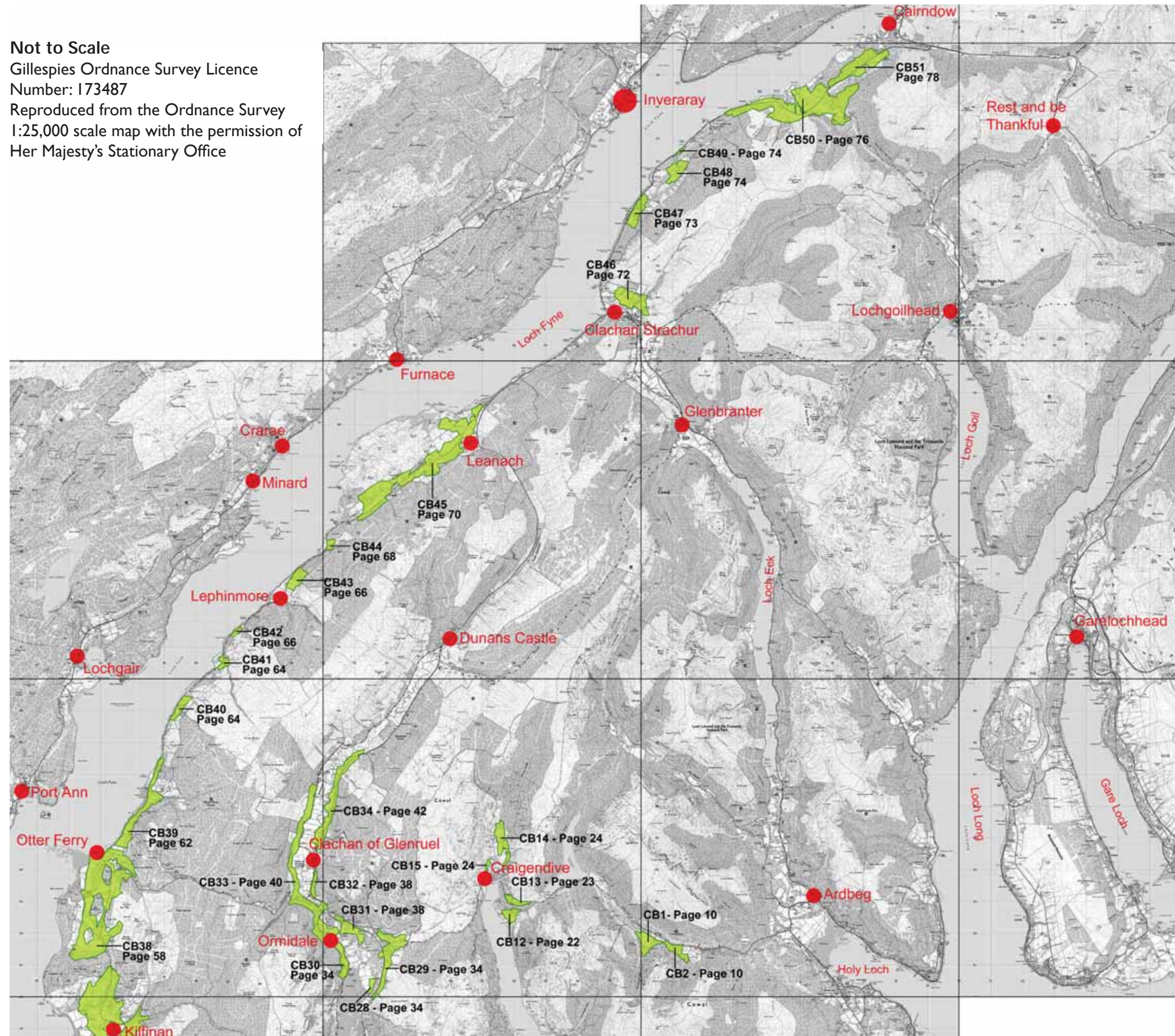
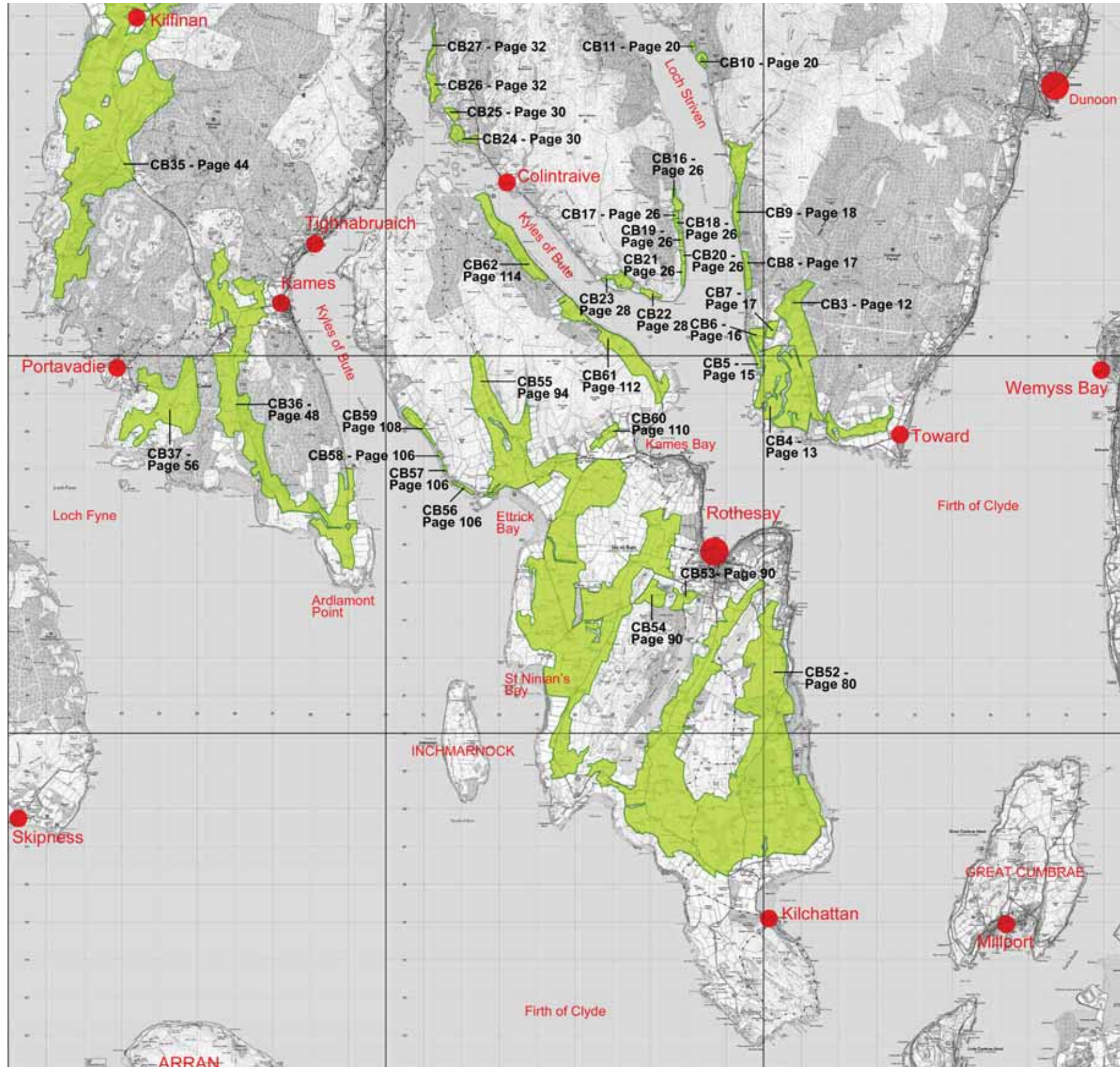


Site Reference Map - Bute & Cowal

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Map Key



Areas with potential to accommodate development, subject to criteria, without damaging the landscape character of the area



Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

All plans at 1:10,000 and orientated north unless stated otherwise.

Bute & Cowal 1+2

SITE CB1 CORRACHAIVE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT. The site is set within the Little Eachaig river valley with the slopes cloaked in forestry plantation, set back from the B836 and accessed via a narrow track and over a narrow, weak bridge with a steep junction where it meets the B-road.

A fairly level area of rough moorland is framed by steep slopes to the south, swathed in coniferous woodland with fringes of broad leaved trees. A number of small streams flow through the edges of the site with groups of scrub birch, larch, pine and other rough grasses and wetland plant species.

A single property (Corrachaive) sits well back from the road, tight against the woodland and is only briefly visible in passing.

Views out are limited to along the valley and on approach, from both the east and west, the area seems rough and wild and generally devoid of and separate from the settlement of Clachaig.

Scenic Quality

Low

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to accommodate development (Orange Areas)

- 1 or 2 individual dwellings in woodland areas. Note: However, if plantation were to be felled, properties would become highly visible and new woodland planting would be required;
- Access for construction would likely involve major road junction configuration and bridge upgrade, which would then likely be highly visible from the road corridor.

Areas not recommended for development (Red Areas)

- Would likely compromise the wider character of the area which is one of being in an undeveloped landscape (Clachaig is not intervisible from CBI and CB2);
- Properties would be too visible from the road;
- Contrasting colours from gardens would be in conflict with rough, moorland and forestry colours.

SITE CB2 GARRACHORAN

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT.

The site is set within the Little Eachaig river valley with the slopes cloaked in forestry plantation, and lies to the west of Clachaig. The site borders the B836, accessed via a narrow track, and dissected by the river and other small streams. The majority of the site is conifer plantation with scrub birch, larch and pine along side the river.

Views out are limited to along the valley and on approach, from both the east and west, the area seems rough and wild and generally devoid of and separate from the settlement of Clachaig – there is a sense that development has been left behind.

Scenic Quality

Low

Sensitivity to Change

Medium

Capacity to Absorb Development

None

Areas with potential to accommodate development (Orange Areas)

- None

Areas not recommended for development (Red Areas)

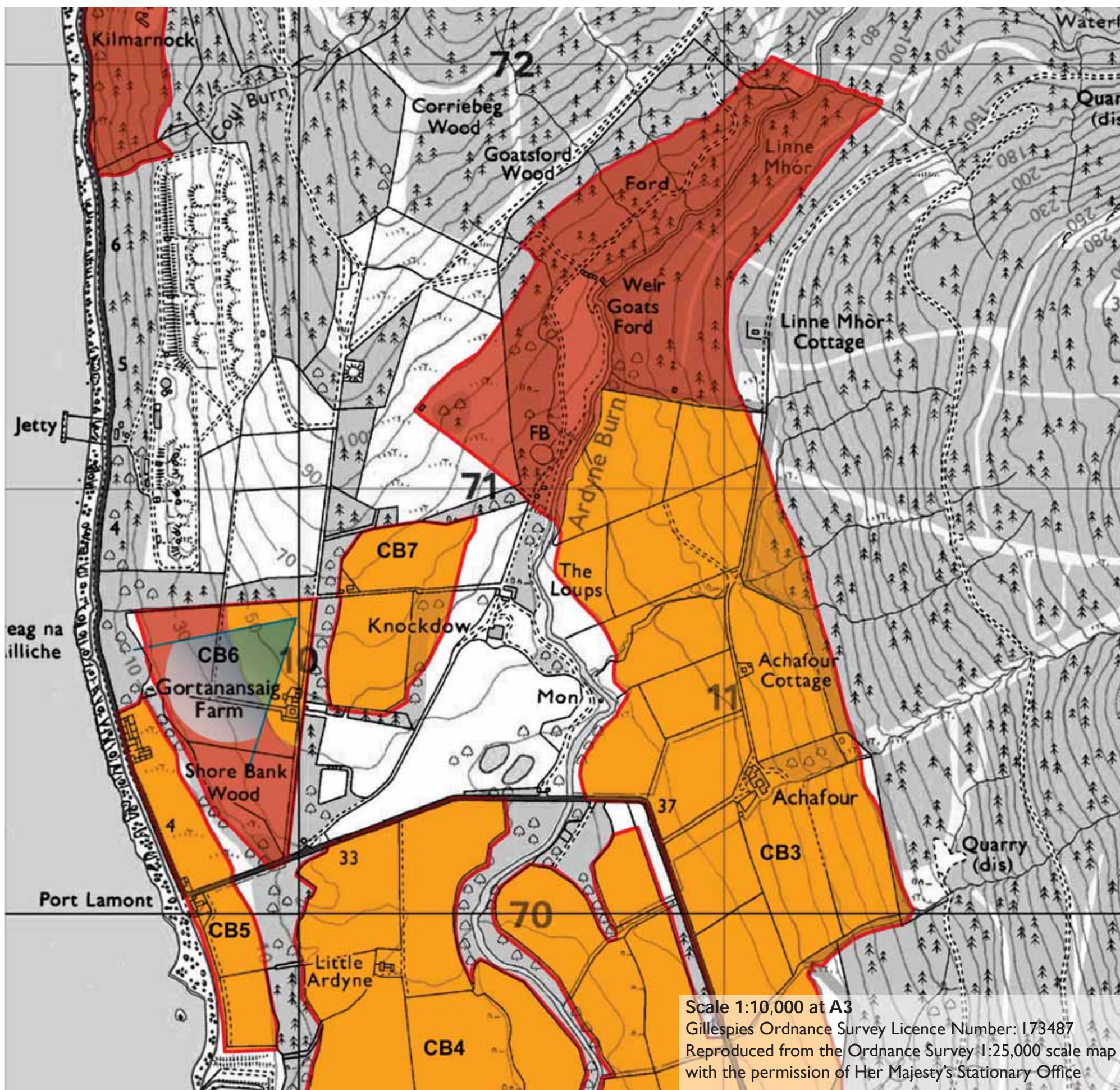
- No development should take place between the road and the river as it would be too visually prominent;
- The setting of the river valley and the sense of having 'escaped' development should not be affected;
- Properties would be too visible from the road;
- Contrasting colours from gardens would be in conflict with rough, moorland and forestry colours.



CBI - Looking south, into site, towards Corrachaive Glen.



CB2 - Looking southeast, into site, from the B836 towards the property at Garrachoran.



SITE CB3 LINNE MHORTO CASTLE TOWARD

Site Description

This site is located in an Area of Panoramic Quality the Rolling Farmland with Estates LCT bordered by the SNH Steep Ridgeland and Mountains LCT, covering a large area which primarily comprises large-scale, rectangular agricultural fields, with small blocks of mixed woodland and shelterbelt planting on a flat coastal plain, which contrasts sharply with the sudden change to steeper slopes, to the east, clothed in primarily coniferous woodland. The site is dissected by the A815 and a number of farm tracks, leading to large farmsteads, the majority of which are located out in the open and are consequently visually prominent.

The Ardyne Burn and the attractive, wooded river valley forms much of the western boundary and dissects the northern part of the site. The bright, textured colours of the farmland and river valley are in sharp contrast to the dark, monocolour of the steep, coniferous slopes. Long and panoramic views are afforded over the Kyles of Bute to Rothesay, interrupted briefly as one moves through the site by groups of trees.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

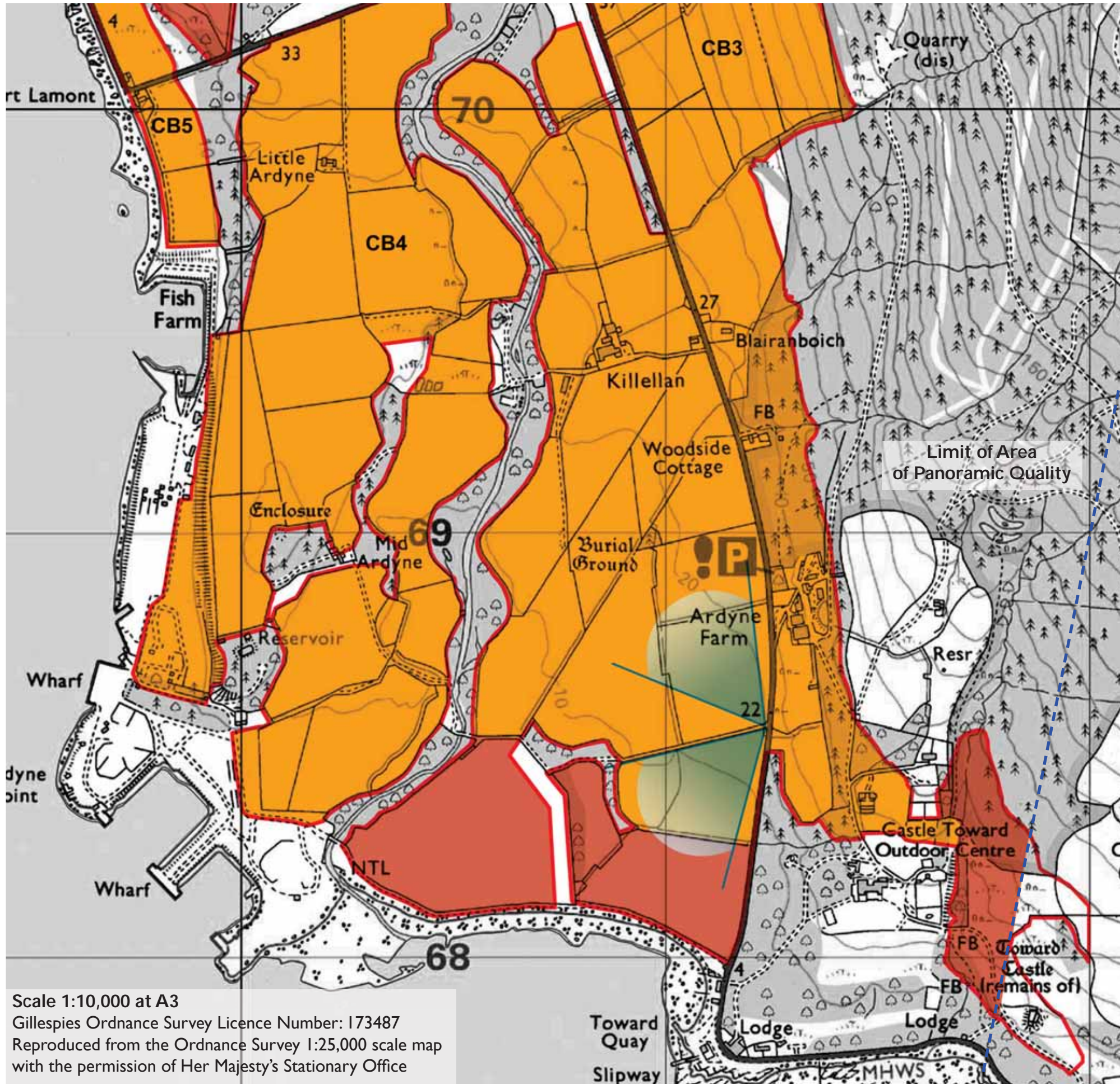
Good

Areas with potential to accommodate development (Orange Areas)

- Large farmstead style development acceptable in open areas, should preferably be associated with farming activities;
- If development is set out in the open it should be appropriate in scale to the landscape and other development in the area i.e. large-scale, farmsteading style;
- Smaller scale development should be associated with existing tree groups to ensure appropriately 'anchored' within the landscape;
- Small scale development could be tucked into wooded areas around the Castle Toward Outdoor Centre and lower wooded slopes to the east of the A815.

Areas not recommended for development (Red Areas)

- The setting and integrity of the river valley in the north part of the site should not be compromised;
- Setting of coastal scenery should not be compromised by development;
- The setting of Toward Castle and the burial grounds are not to be compromised and their settings respected;
- The open fields adjacent to the foreshore and coastal path to ensure the attractive and open coastal setting is respected and retained.



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SITE CB4 MID ARDYNE

Site Description

This site is located in an Area of Panoramic Quality within the Rolling Farmland with Estates LCT.

The site covers a large area and primarily comprises large-scale, rectangular agricultural fields, with small blocks of mixed woodland and shelterbelt planting on a flat coastal plain and the Ardyne Burn and the attractive, wooded river valley forming the eastern boundary.

Within the site itself, there is only one derelict property at Little Ardyne. Access is limited to this site, only possible by utilising private farm access tracks.

Long but framed views are afforded over the Kyles of Bute to Rothesay and up Loch Striven interrupted by groups of trees. Views west are marred, slightly by the Fish Farm buildings, ancillary structures, large parking area and fish cages on the water. Large wharves also form part of the foreground views to the south.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- Large farmstead style development acceptable in open areas, should preferably be associated with farming activities;
- Development should be appropriate in scale to the landscape i.e. large-scale, farmsteading style which would be inkeeping with the existing farm buildings;
- Smaller scale development should be associated with existing tree groups to ensure appropriately 'anchored' within the landscape;
- Consider renovating or rebuilding Little Ardyne.

Areas not recommended for development (Red Areas)

- None



CB3 - Looking south towards Isle of Bute over most southerly part of the site.



CB3 - Looking west along coastal track - site to the right



CB3 - Looking west along access to Ardyne Farm



CB3 - Looking north along A815 by entrance to Killellan Farm



CB3 - Looking north from A815 with Achafour Cottage in the middle distance



CB4- Looking south towards Little Ardyne from the A815.



CB5 - Looking south over site with properties at Port Lamont in the distance

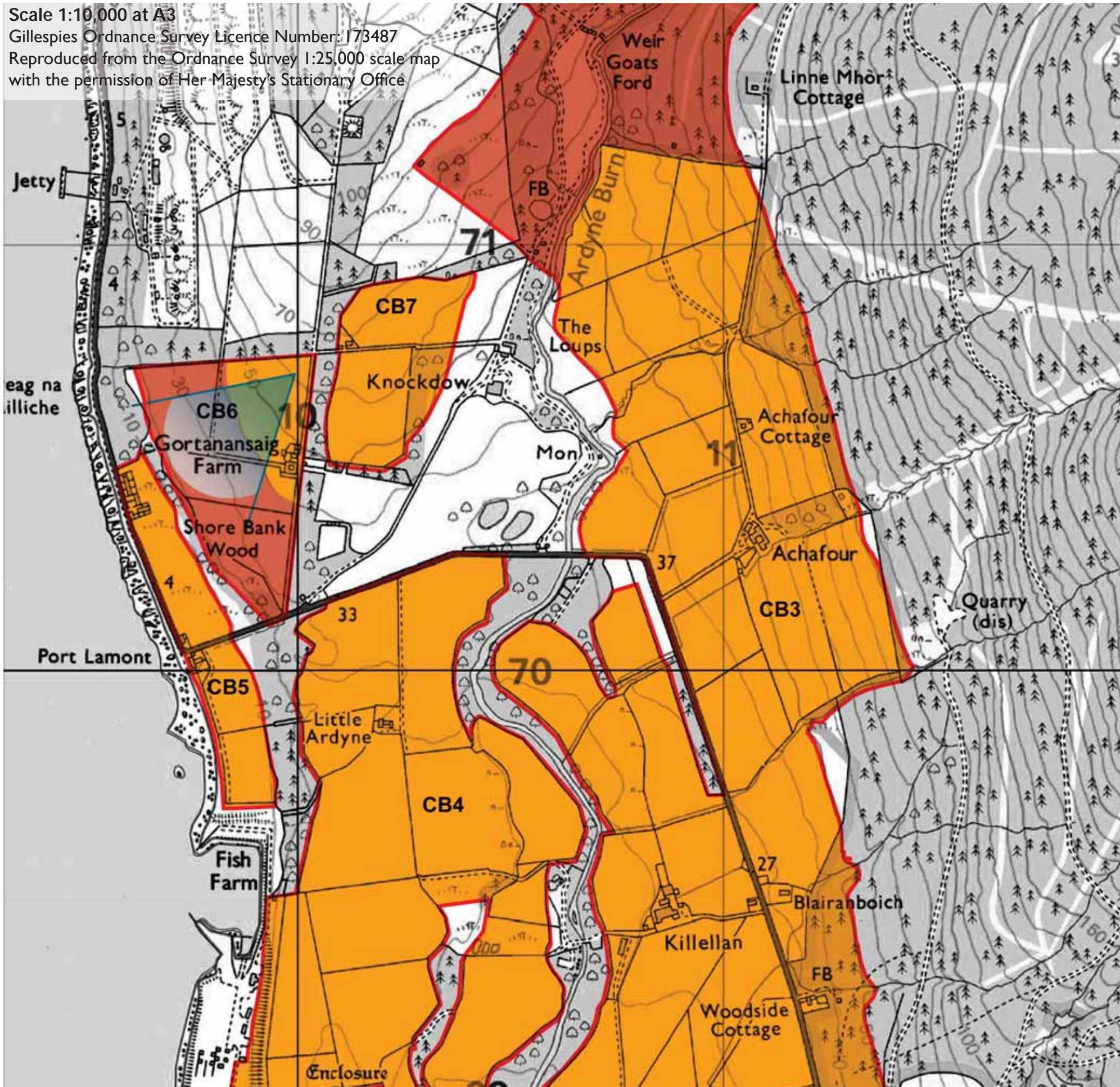


CB5 - Looking north over site from Port Lamont.



CB5 - Looking south to new property at Port Lamont

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SITE CB5 PORT LAMONT

Site Description

This small, open and linear site is located in an Area of Panoramic Quality within the Rolling Farmland with Estates LCT on the eastern shores of Loch Striven.

The site is set on a narrow area of coastal plain with a backdrop of broadleaf woodland and dissected, roughly equally by the A815. Clustered, prominently at the junction where the A815 turns into the narrow, costal track there is a group of 4 or 5 properties. At the most northerly end of the site, tucked up against the woodland, immediately adjacent to the shore road, there used to be another development, but only the access and overgrown gardens remain.

Panoramic views are afforded over the Kyles of Bute to Rothesay and up Loch Striven but these are marred slightly by the Fish Farm buildings, ancillary structures, large parking area and fish cages in the foreground.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

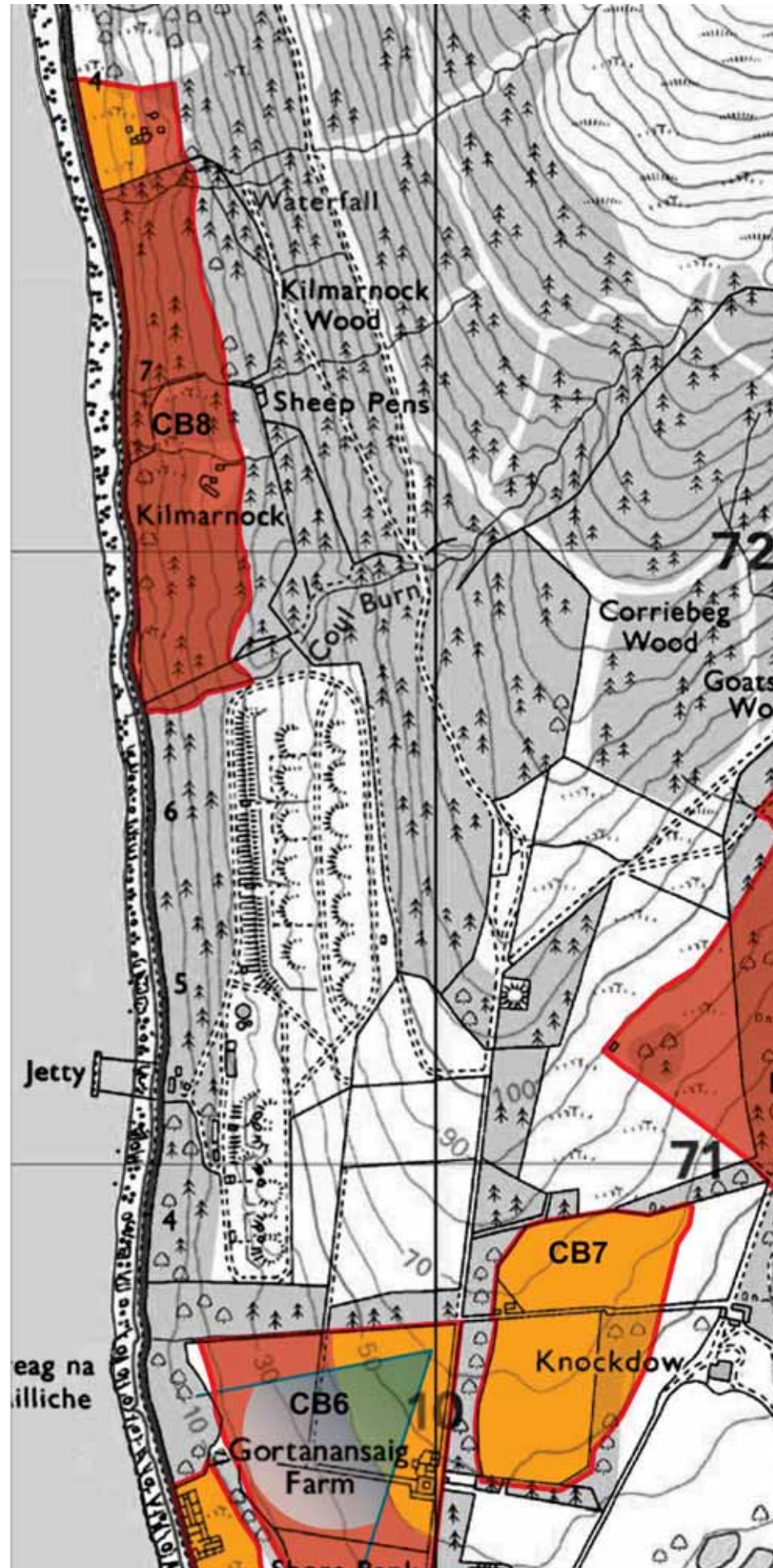
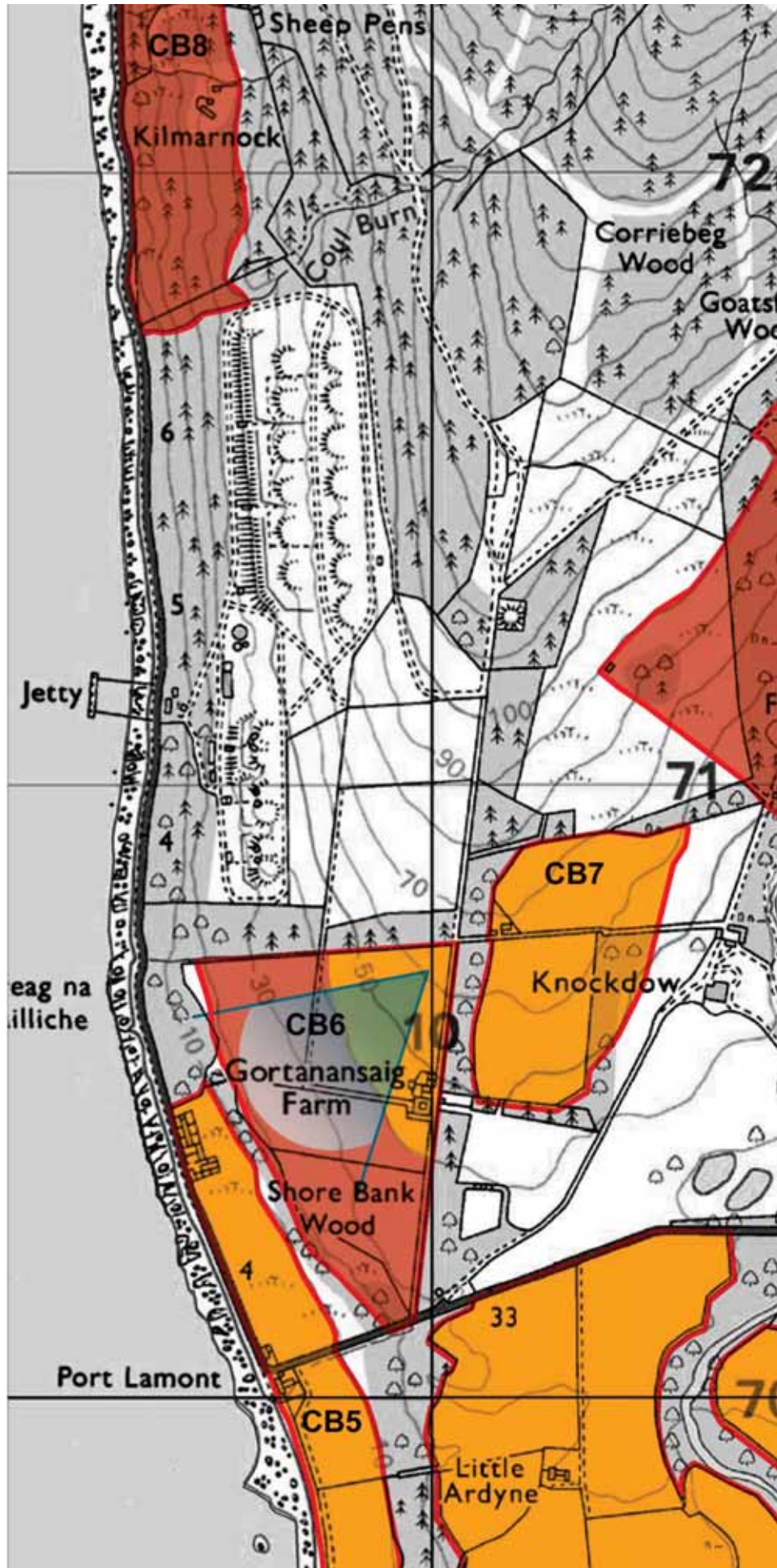
Limited

Areas with potential to accommodate development (Orange Areas)

- Consider rebuilding on site of former development at north end of the site;
- New development should follow existing pattern i.e. be located next to the shoreline access tracks.
- Continuous ribbon/linear development should be avoided.

Areas not recommended for development (Red Areas)

- None



SITE CB6 GORTANANSAIG FARM

Site Description

This small agricultural site is located in an Area of Panoramic Quality within the Rolling Farmland with Estates LCT overlooking Loch Striven.

This small, triangular site surrounded by mixed woodland planting and shelterbelts is used for grazing, although the development at Gortanansaig Farm is now derelict. Access is via a narrow track, which forms the eastern boundary, off the A815.

Limited but panoramic views are afforded over the Kyles of Bute to Rothesay as the ground rises. Views, into the site, from the immediately surrounding area, are restricted due to the woodland, but longer distance views, over Loch Striven, to the site would be afforded as the site is elevated above the loch.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Consider rebuilding or renovating the existing farmhouse and buildings at Gortanansaig Farm;
- New development should be set against existing trees to ensure an appropriate setting.
- This is a small site, and development in the area as a whole is dispersed. New development must not appear to become too dense;
- The best, long panoramic view over the Kyles of Bute should not be compromised.

Areas not recommended for development (Red Areas)

- Development on the concave slopes would be visually prominent, over a great distance, would have no features with which to set it in the landscape and would require significant regrading of slopes to accommodate development;

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Bute & Cowal 3-8

SITE CB7 WEST OF KNOCKDOW

Site Description

This small site is located in an Area of Panoramic Quality within the Rolling Farmland with Estates LCT tucked away within the mixed farmland and shelterbelt landscape of the area.

The site is virtually surrounded by mixed, broadleaved woodland and is accessed via a single track road off the A815. A single, small property is tucked up against the trees on the western boundary of the site.

The northern part of the site is wet, rough ground and the southern part is used for rough grazing of sheep.

Views out are limited to a few, long, framed views over the Kyles to Rothesay.

Scenic Quality

Medium

Sensitivity to Change

Limited

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- The site is not visible locally within the area and development would not be discernable from a distance;
- Development could take advantage of the long views without compromising the landscape character;
- Development could and should make use of the trees to provide a setting;
- Whilst development would be well screened, density should respect the dispersed nature found generally in the area – a dense cluster of development would not be appropriate.

Areas not recommended for development (Red Areas)

- None

SITE CB8 KILMARNOCK

Site Description

This narrow, linear site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT and comprises almost entirely of mixed woodland, on steep slopes which forms an immediate backdrop to the single lane access track, on the narrow loch shoreline. There is a small, more open area at the northern end of the site, with a short section of access track to an elevated area (possibly former quarry or borrow pit), with some scrub woodland providing framing to the north and west and a steep, rock backdrop to the east. There are no properties within this site.

Views are afforded of Loch Striven intermittently through the riparian scrub planting along the loch edge.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Utilise raised platform area, with access track. Development should be set into landscape with a framework and setting provided by both woodland and slope.

Areas not recommended for development (Red Areas)

- Area is too steep and wooded;
- Continuity and integrity of steep, wooded slopes should not be compromised to accommodate access tracks and development.



CB8 - Looking south over site with Bute in the distance



CB6 - Looking north towards Gortanansaig Farm



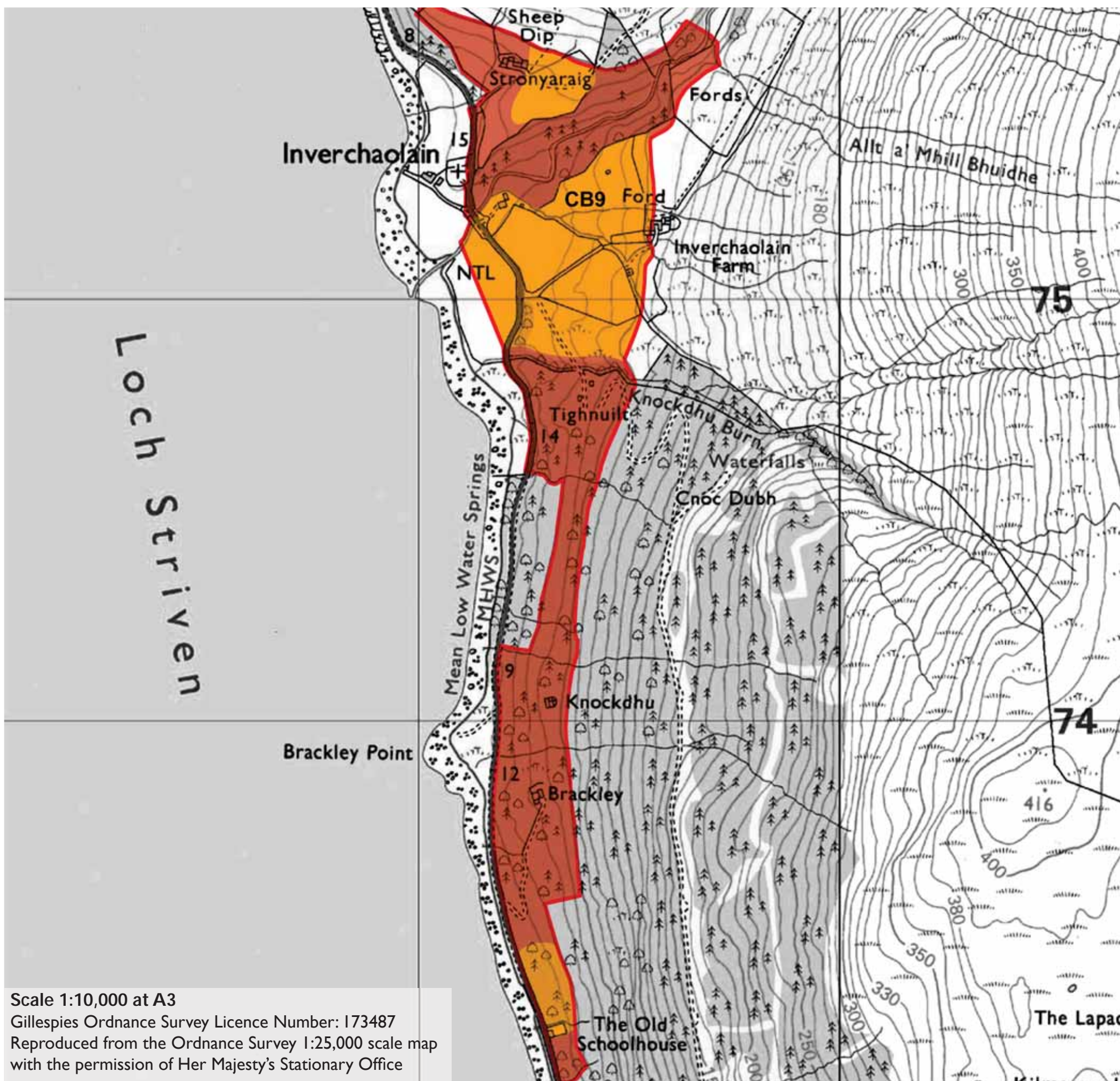
CB6 - Looking south-west over site to Bute



CB7- Looking east through centre of site.



CB7- Looking west through centre of site.



SITE CB9 STRONYARAIG TO THE OLD SCHOOLHOUSE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT.

Over half of this, roughly linear, site is mixed woodland, on steep slopes which forms an immediate backdrop to the single lane access track, on the narrow loch shoreline. The northern part of the site includes a river valley with associated riparian woodland and scrub planting and a few small-scale, rough grazing fields on exposed, raised ground, above the road.

At the southern end of the site is the derelict Old Schoolhouse. The property at Brackley is completely hidden amongst the trees. The access track winds up the contours through the trees and the only reference to habitation are the wheelie bins at the junction. The tiny settlement at Inverchaolain, including a small church is situated at the northern part of this site. The church and two properties are on the low lying ground next to the loch whilst two farm-type properties are located on the higher ground, tucked in behind tree groups, overlooking the road and loch. As with much of this area of the Cowal Peninsula, the existing settlement is very dispersed and small scale.

There are short, but dramatic views over Loch Striven to the hill slopes which tower over the loch and long views south to the Isle of Bute and Rothesay.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to accommodate development (Orange Areas)

- The area to the east of Stronyaraig, on the level fields overlooking the road and loch could accommodate a single new property;
- Small-scale fields adjacent to the road, between Inverchaolain and Tighnuilt could accommodate 1 to 2 properties, but these should be set back from the road edge at the base of the hill where the slopes meet the more level ground and also utilise groups of existing trees to provide a setting;

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- Consider renovating the Old Schoolhouse;
- The small area of more level ground next to the Old Schoolhouse could accommodate 1 property;
- The preference would be not to introduce further development between the road and the loch edge, however a precedent has been set, in this area, at Inverchaolain. Therefore, 1 property could possibly be considered in the field by the loch edge, just to the south of Inverchaolain;

Areas not recommended for development (Red Areas)

- Continuity and integrity of steep, wooded slopes should not be compromised to accommodate access tracks and development;
- Retain integrity of the river valley and associated planting, to the north of the site;



CB9 - Looking from near Inverchaolain towards Inverchaolain Farm and southeast



CB9 - Looking south along the A815 with Loch Striven on the right.



CB9 - Potential development site at Stronyarig overlooking Loch Striven



CB9- Looking south towards the Old Schoolhouse.



CB9- Looking north from the Old Schoolhouse to potential site