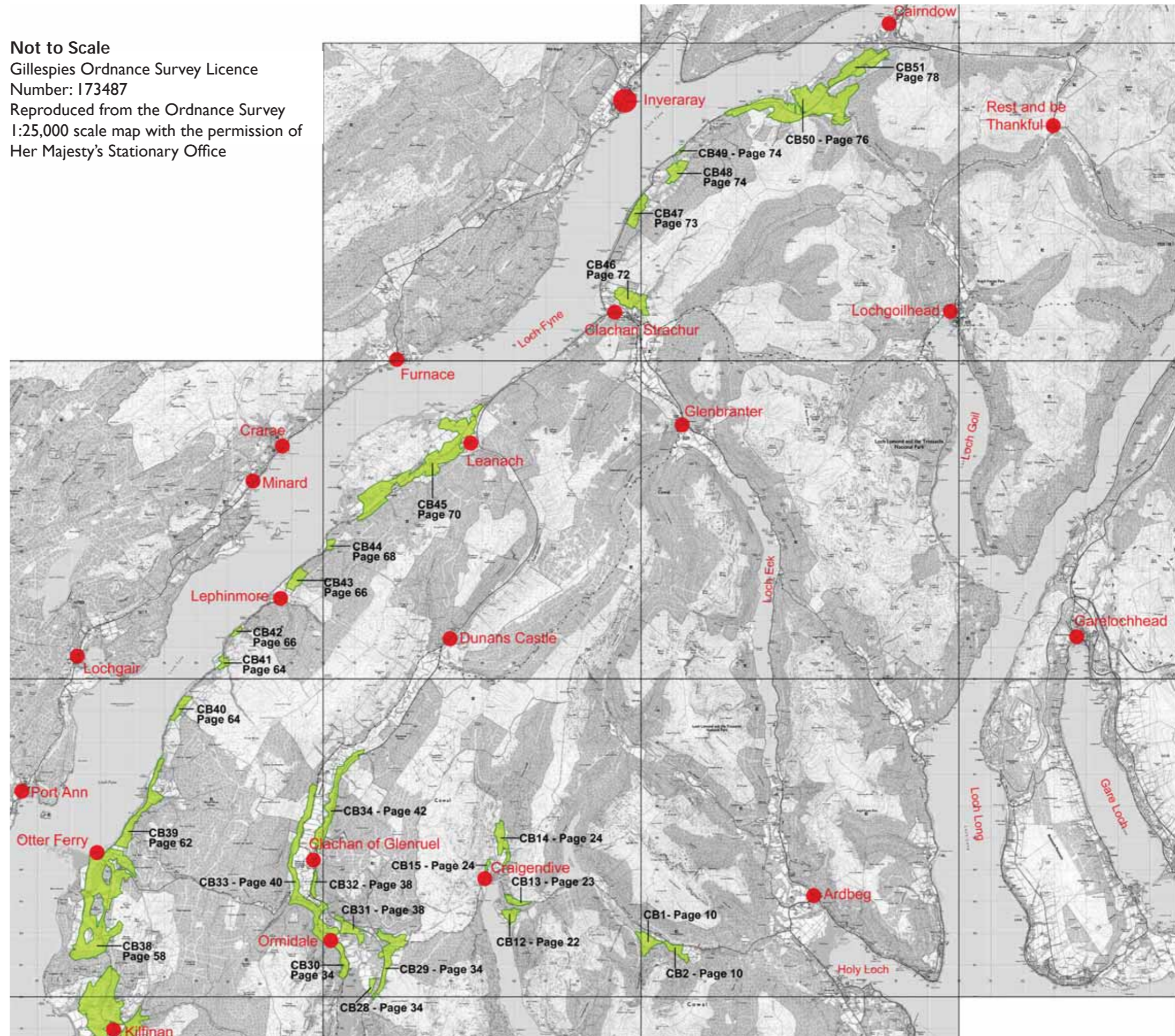
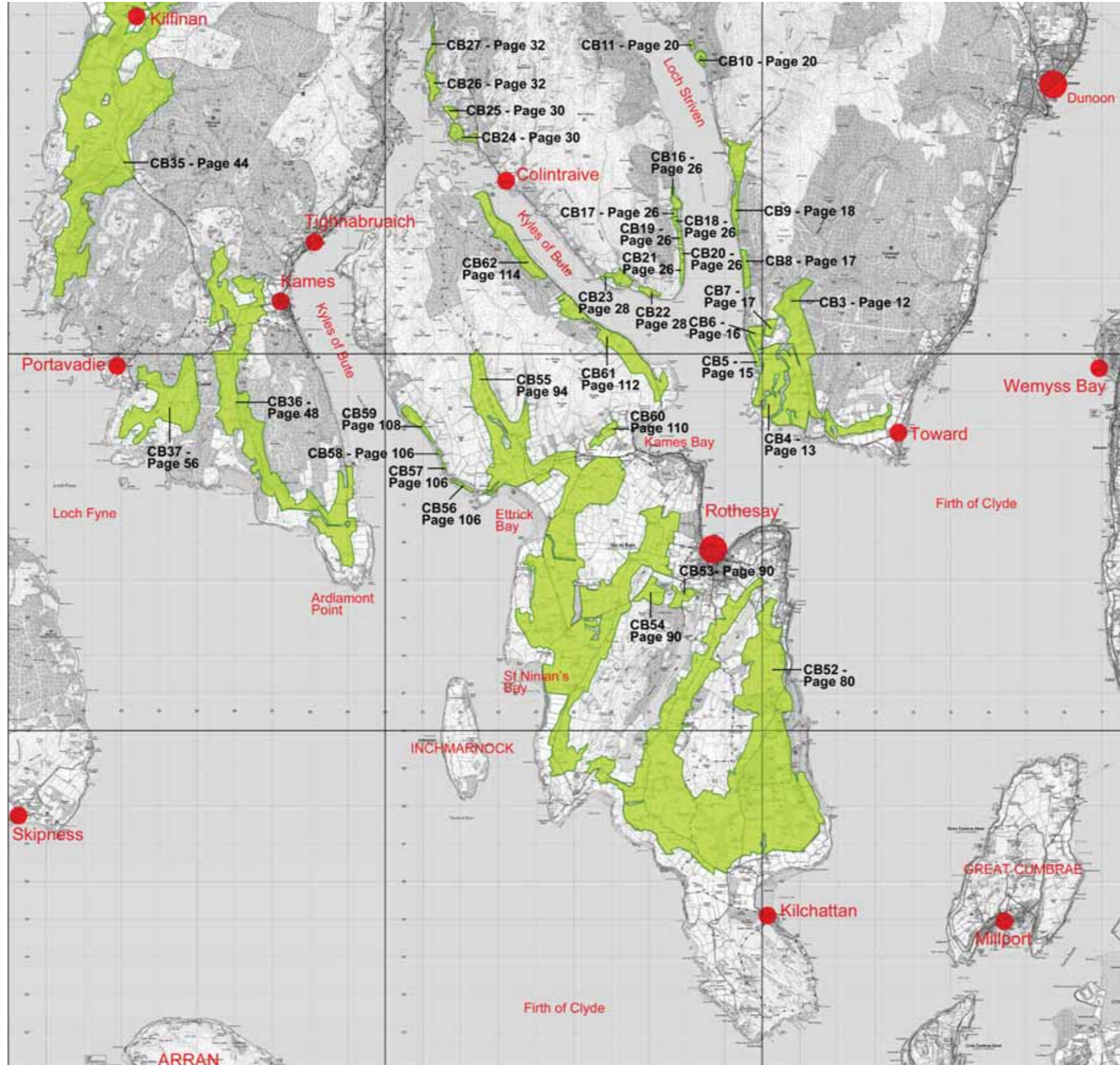


Site Reference Map - Bute & Cowal

Not to Scale
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Map Key



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

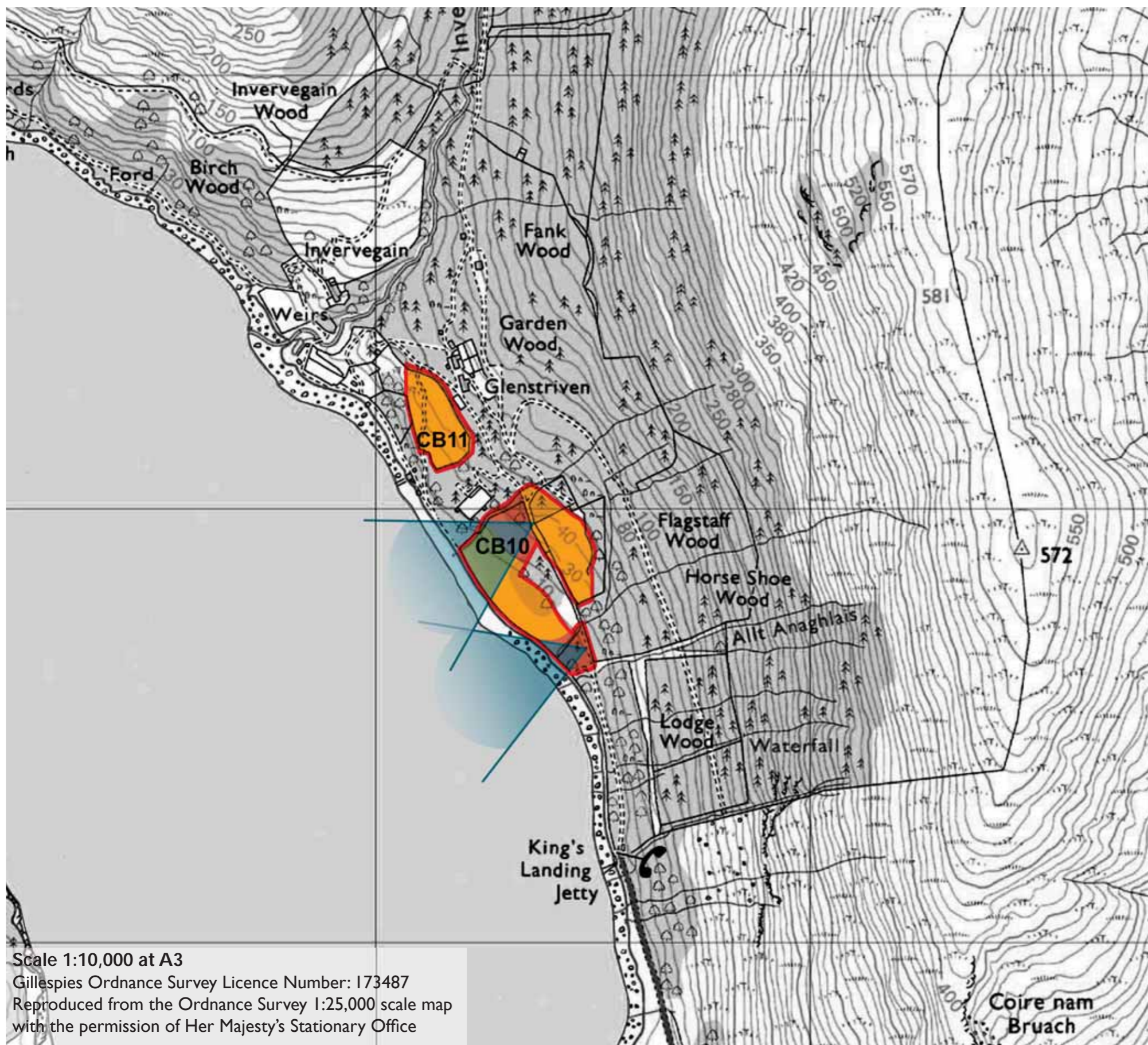


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

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



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SITE CB10 WEST OF FLAGSTAFF WOOD

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT accessed via a private road which divides the site into two parts.

The eastern part of the site is a small, open field on rising ground above the road and surrounded, almost entirely by mixed woodland on steep slopes. At the road edge is an avenue of mature trees, which would appear to be a part of the mixed and rather ornamental nature of the woodland planting. Framed views through the trees are afforded of the loch.

The western part of the site slopes away down to the loch edge and includes wetland plant species such as rush, indicating poor drainage. A small track runs along the loch side. From the upper road framed views of the loch are afforded between the groups of trees.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- The upper, eastern part of the site could accommodate 1 property as it could be set adjacent to the trees and back from the road. Whilst views to the loch would be possible, views back to the site, from the west shores, are unlikely to be affected;
- There is a precedent for small-scale properties to be located sporadically along the loch edge. Therefore, 1 or 2 properties next to the shoreline, back dropped by trees could be considered.

Areas not recommended for development (Red Areas)

- The pockets of woodland should not be compromised by development;
- The steeper and convex slopes at the northern end of the site are not appropriate for development as too much earthworks/platforming is likely to be required;
- Framed views of the loch from the road should not be compromised by development adjacent to the road.

SITE CB11 SOUTH OF GLENSTRIVEN

Site Description

This small site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT accessed via a private road.

The site is on steeply sloping, mixed wooded ground above Loch Striven and overlooked by three existing properties. The site is completely surrounded by woodland with only glimpsed views of the loch, through the trees.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- The site is virtually self contained and would not compromise views from the opposite loch shore;
- However, only very small-scale development would really appropriate.

Areas not recommended for development (Red Areas)

- None



CB10 - Looking over lower slopes to Loch Striven from northern end of the site.



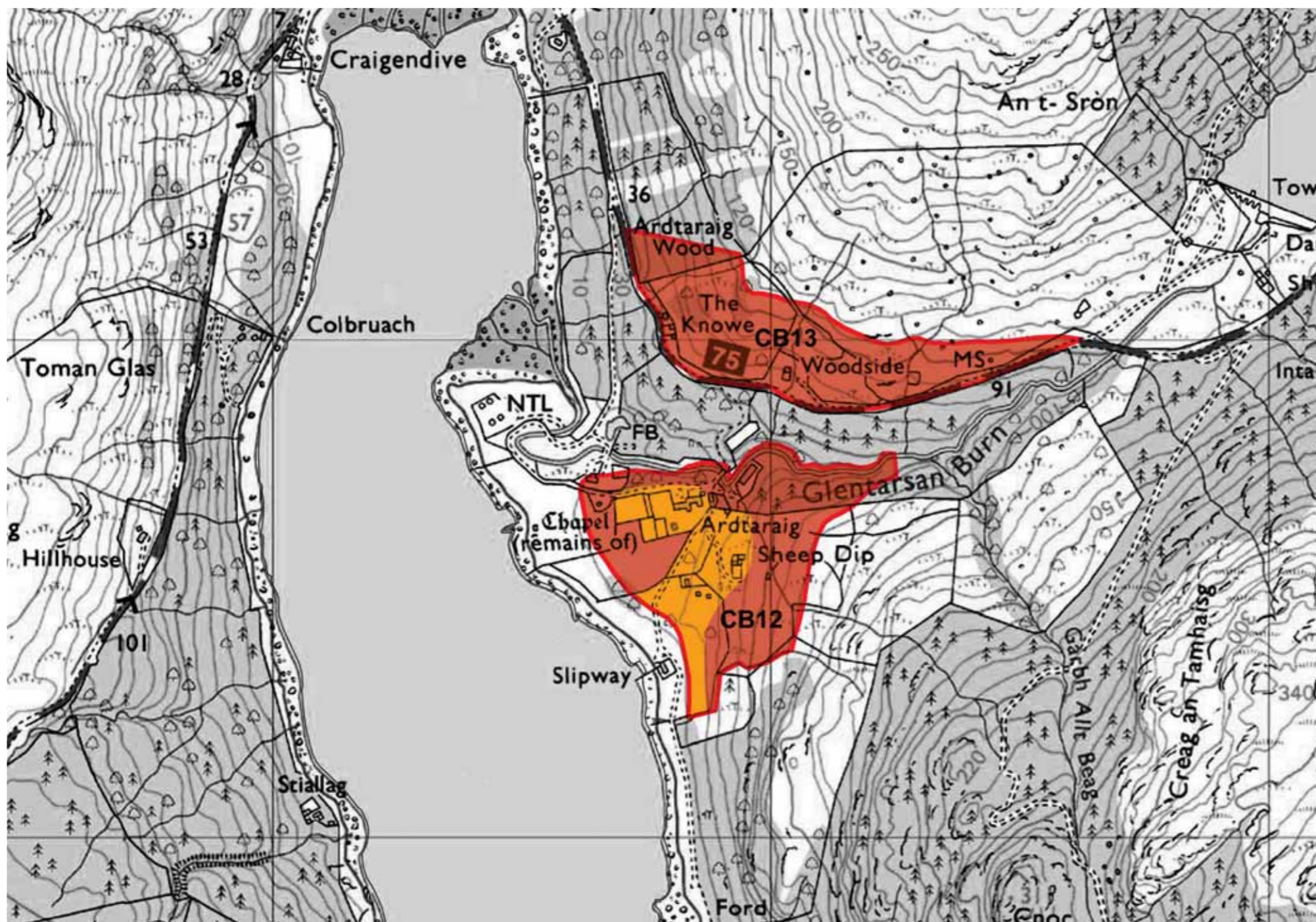
CB10- Looking south along access road with eastern part of the site on the left.



CB11 - Looking southwest from Glenstriven House. Site is below ornamental lawns and former tennis court.



CB11 - Looking south into site along access track.



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CB12 ARDTARAIG

Site Description

This small site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT. It is part of the Ardtaraig Estate and accessed from the B836, via a steep and sharply angled junction, along a narrow and winding track, past a fish farm hatchery.

The site is bounded to the north by the wooded Glentarsan Burn valley and enclosed to the east by steep and partially wooded slopes and accommodates a number of former estate buildings, including Ardtaraig house, some of which are in the process of being refurbished.

This small, generally enclosed, site is a complex and attractive mix of buildings (including old chapel remains), drystone walls, wooded slopes, ornamental avenue tree and shrub planting, rough ground, small fields of grazing sheep and numerous pheasants.

In the main views are introverted, but framed views over Loch Striven are possible nearer the loch edge.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to accommodate development (Orange Areas)

- 1, maximum 2 properties may be considered if very carefully sited:
- use trees and slopes to 'anchor' buildings into the landscape
- avoid blocking views to the loch

Areas not recommended for development (Red Areas)

- Views of and over Loch Striven are limited and should not be compromised;
- The central part of the site already contains many buildings and is reaching capacity to accommodate any more activity;
- The integrity and character of the Glentarsan Burn valley should be maintained;
- The steep slopes, to the east, preclude development;
- Setting of chapel remains should not be affected.

CB13 THE KNOWE

Site Description

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

The site is located to the north of the B836 on steep slopes, which sweep up above the road. To the south the topography continues to fall away sharply down wooded slopes to the Glentarsan Burn.

A small property at Woodside is situated amongst the trees on a small, levelled area above the road and three other small properties, are located tight between the road and the hillslope on a narrow, level area of ground.

There are no views out from this site as the area is densely wooded.

Scenic Quality

Low

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas with potential to accommodate development (Orange Areas)

- None

Areas not recommended for development (Red Areas)

- No obvious opportunities as steep, wooded slopes – excessive contouring, platforming and tree felling would be required to accommodate new development;
- Existing properties have already taken advantage of the limited suitable land for construction.



CB12 - Looking west, with formal boundaries to Ardtaraig House on the right.



CB12 - Looking south (slipway behind trees) to possible area for development on the left.



CB13 - looking east along the B836, Ardtaraig Wood on the left.

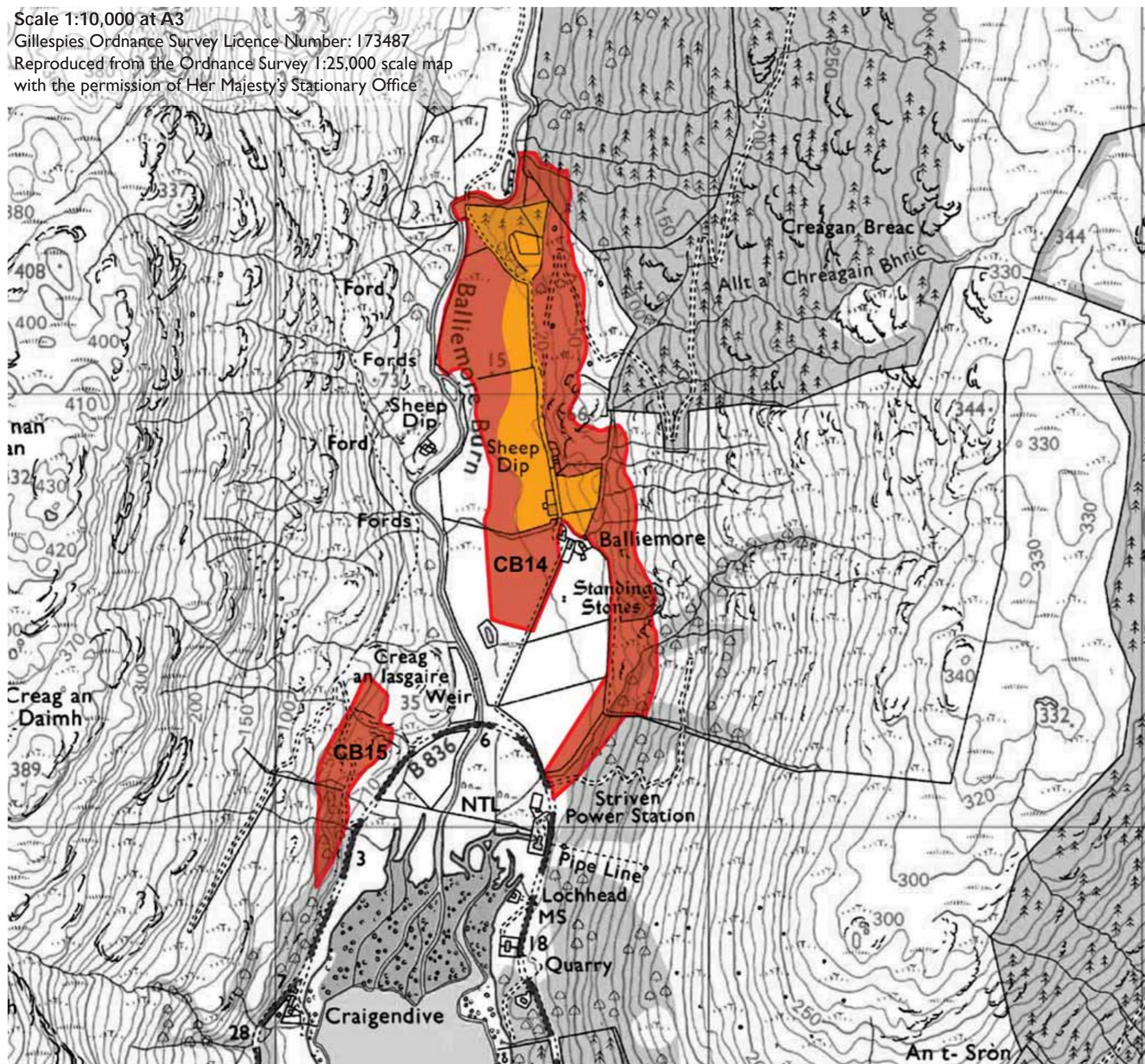


CB13 - Looking west along the B836 by access track up to property at Woodside.

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SITE CB14 BALLIEMORE

Site Description

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

The site is accessed from the B836 at the head of Loch Striven and extends north up the Balliemore Burn valley. Approximately half the site is farmland utilising the valley floor, with a backdrop, to the east, of steep, craggy slopes including small scrub and woodland groups.

The farm buildings of Balliemore are located on the southern boundary of the site, tucked against the rocky slopes, and to the west a heavy-duty, woodpole line extends up the valley.

The primary view is south down Loch Striven. Views north, up the valley are restricted by the landform and the most northerly part of the site is not visible from the road.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to accommodate development (Orange Areas)

- River valley and fields in the northern part of the site are suitable for development, appropriately located on the lower, flatter valley floor.
- Development should be set adjacent to the access track or backdropped by the rocky slopes.

Areas not recommended for development (Red Areas)

- Steep, craggy slopes are not suitable for development;
- The foreground field, immediately to the southwest of Balliemore Farm should not be considered to avoid over development in the foreground view;
- Development should not occur on the banks of the river as this would not be in keeping with the existing development pattern and would detract from the river valley character.

SITE CB15 CREAG AN LASGAIRE

Site Description

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

This small site is located on the steep, rocky slopes of the western side of the valley overlooking the B836 and the head of Loch Striven. Large pipes, above and through the site connect to Striven Power Station, on the opposite shore of the loch.

A number of water courses dissect the site and mixed, deciduous woodland clothes parts of the southern end of the site.

Scenic Quality

Low

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas with potential to accommodate development (Orange Areas)

- None

Areas not recommended for development (Red Areas)

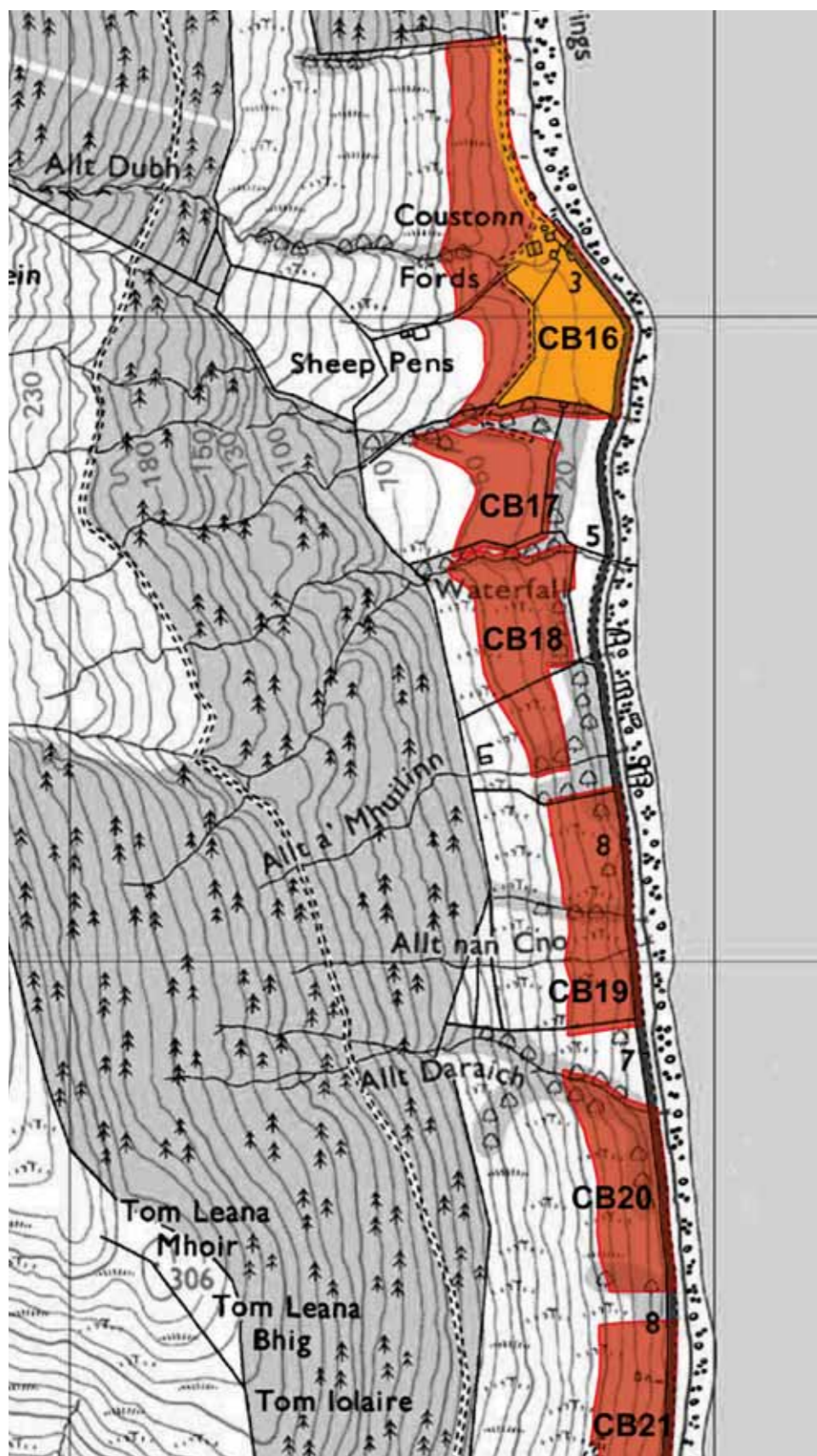
- This site is inappropriate for development for the following reasons:
 - too steep and rocky
 - too visually prominent
 - climatically exposed
 - dissected by large water pipes
 - would require excessive earthworks to achieve suitable access or platform for development
 - no existing development located on the hillslopes in this area.



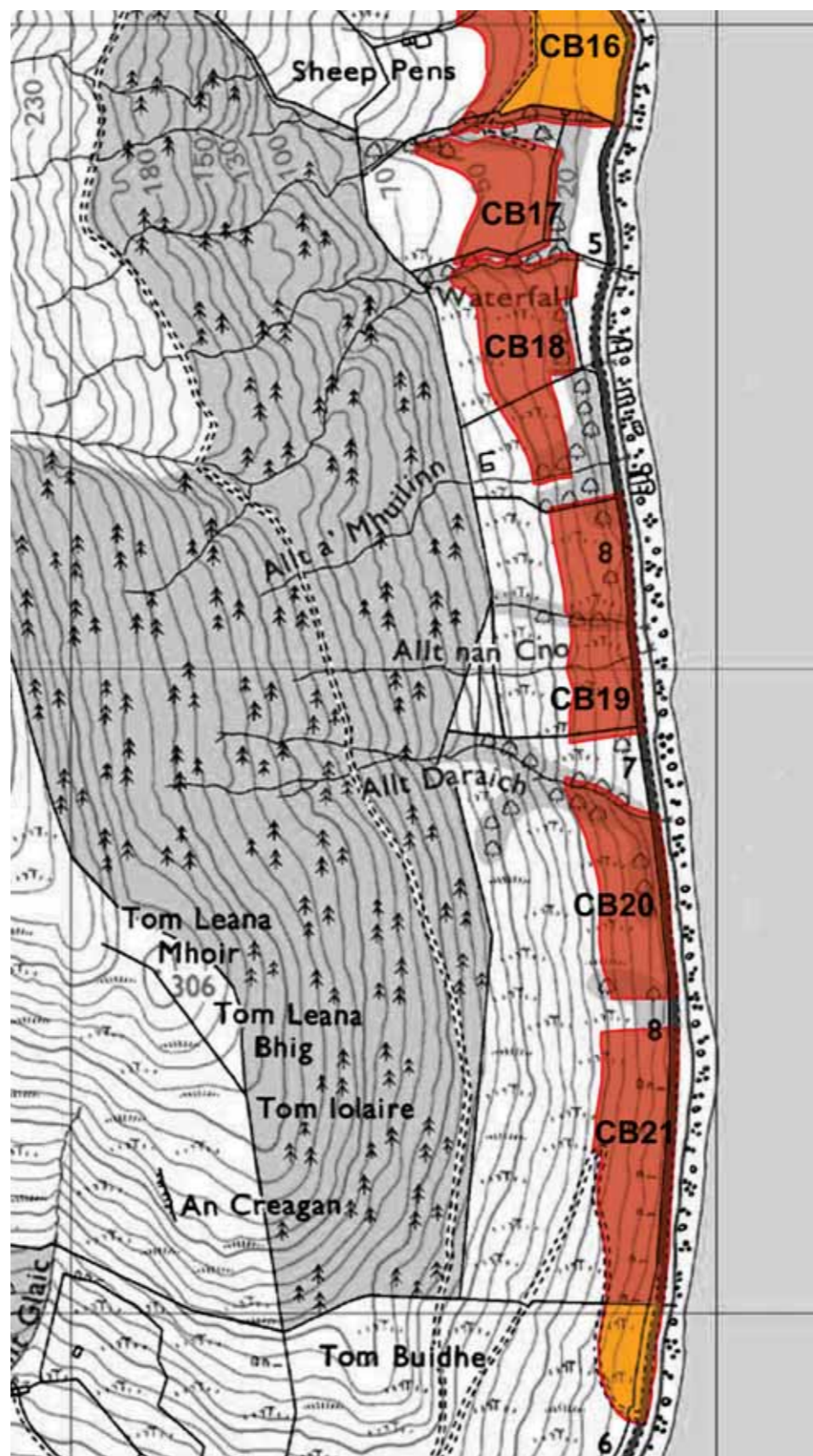
CB14 - Looking north towards the site and Ballimore Farm from the B836.



CB15 - Looking west, directly at the site from the B836.



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SITES CB16 to C21

Site Description

A series of small sites that are all located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT. Given the proximity of the sites to each other, the description covers all sites, to avoid unnecessary repetition as there are no landscape features or references to determine the boundaries of the sites.

All six sites are located on the wooded, valley slopes on the west side of Loch Striven, adjacent to the unnamed coastal access road that ends at the small farm at Couston (within CBI6); this is currently the only area of development along the south eastern shores of the loch, although there is a static caravan located at the southern end of CBI6 and a 33kV timber, overhead line runs through all the sites.

The western boundaries are denoted by the 50m contour and, in the main, the access road defines the eastern boundaries (except CBI7 CBI8, which are set back a little up the valley slopes). Views are available over Loch Striven, in places, between trees and other scrub vegetation.

Scenic Quality
Medium

Sensitivity to Change
Medium

Capacity to Absorb Development
Limited

Areas with potential to accommodate development
(Orange Areas)

- CBI6 (southern end) - fields provide flat areas suitable for development and there is good available access;
- CBI6 (northern end) - located immediately to the west of the road, on the lower slopes, beyond the existing farm buildings;
- CB21 (southern end) - small area of reasonable level ground with good access.

Areas not recommended for development
(Red Areas)

- CBI6 (northern and western parts) - slopes too steep and/or wooded. New development to the north of the farm would require additional access and infrastructure;
- CBI7 and CBI8 - both sites are set back from the road with no suitable points for creating access into the sites. The sites themselves are steeply sloping with attractive mixed, deciduous woodland. New development would require significant platforming and tree felling;
- CBI9, CB20 and majority of CB21 - steeply sloping sites with attractive mixed, deciduous woodland. New development would require significant platforming and tree felling to achieve access and suitable sites for development.

Bute & Cowal 16+21



CB16 - Looking north towards Coustonn Farm - possible development beyond on the lower slopes adjacent to the road



CB16 - Looking south over open fields at southern end of the site



CB17 - Looking south towards site which is on the wooded slopes behind the road



CB18 - Looking south with the site on the upper slopes to the right



CB19 - Looking north, the site is situated behind the trees to the left



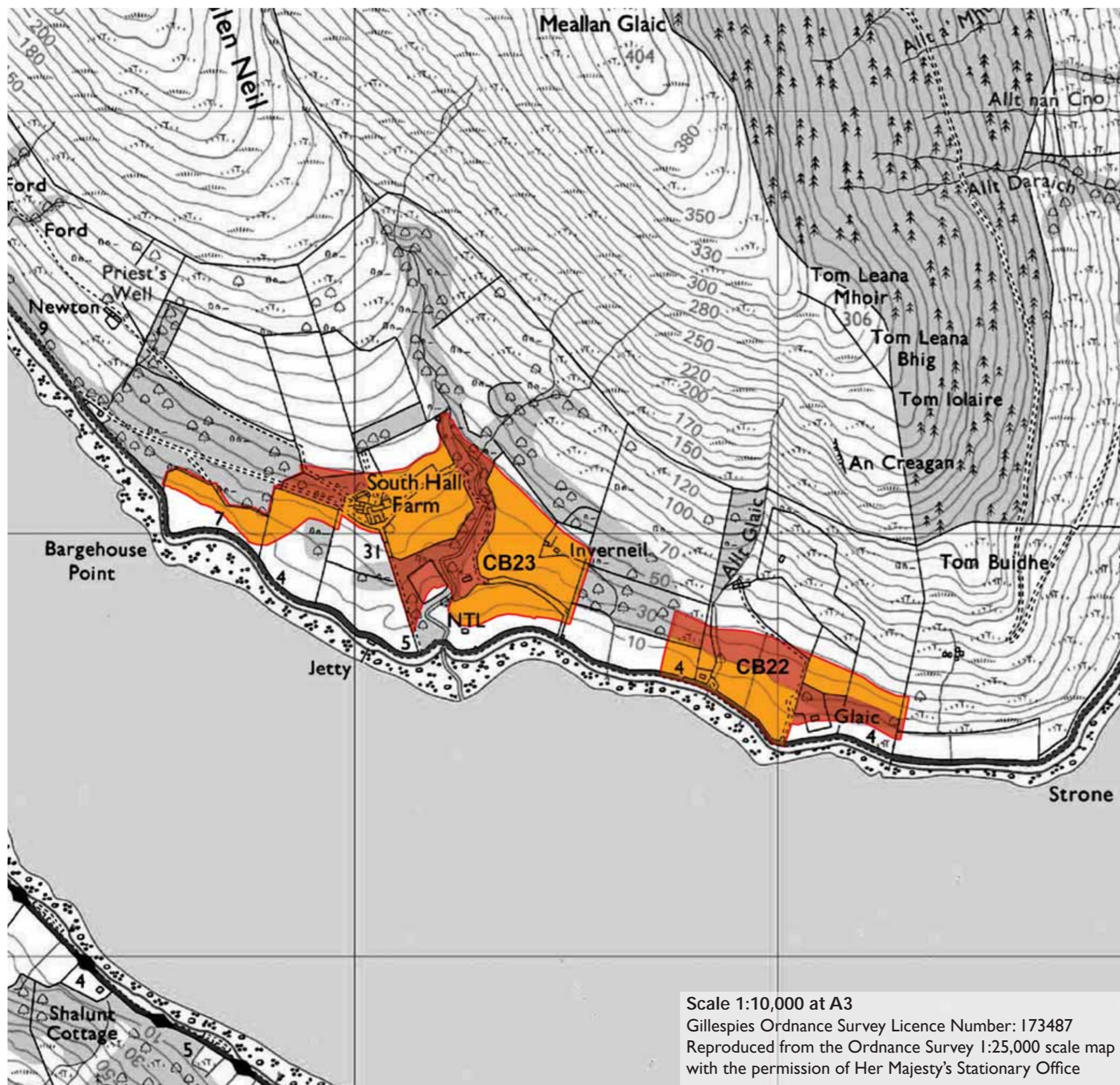
CB20 - Looking south, the site is situated behind the trees to the right



CB21 - Potential development plot on right of track at southern end of the site



CB21 - Looking north along road



SITE CB22 GLAIC

Site Description

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

The site is located on south facing slopes with panoramic views overlooking the Kyles of Bute, to the Isle of Bute, at the point where the Kyles meet Loch Striven. The 40m contour denotes the northern boundary and the unnamed coastal access road defines most of the southern boundary. East and west boundaries are defined by existing field boundaries and small pockets of mixed deciduous woodland.

The site is predominantly open slopes of grazing and rough ground, although a small group of trees provides a backdrop to the property at Glaic, at the east end of the site. A second small property is located to the west end of the site with a backdrop of deciduous and coniferous trees. The Allt Glaic and a second smaller drainage course runs through the centre of the site.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- To the east of the site, behind the trees by the property at Glaic - there is existing access and the trees would ensure that existing and new development would remain visually distinct;
- The lower slopes to the west of the site. Development should utilise existing site undulations and tree groups to ensure a backdrop and setting.

Areas not recommended for development (Red Areas)

- The existing areas of trees should be retained as they offer visually separating features between existing and future development;
- The steeper slopes behind the open fields - these slopes should be used as a backdrop to any potential development located in the foreground fields.

SITE CB23 SOUTH HALL FARM

Site Description

This site straddles an Area of Panoramic Quality and a National Scenic Area and lies within the SNH Steep Ridgeland and Mountains LCT.

The site is located on south facing slopes overlooking the Kyles of Bute to the Isle of Bute, between Bargehouse Point and the property at Inverneil, with the 50m contour defining its northern boundary and the southern boundary varying between the 10m and 30m contours. Woodland determines the boundaries to the east and west. Between the road and the site boundary, to the south, are gently sloping, well maintained pasture fields for grazing sheep.

A small burn in a wooded valley flows through the centre of the site with the farm buildings of South Hall Farm located to the west and a smaller property at Inverneil to the east. Woodland along the northern boundary provides a backdrop and setting to the properties.

The site is an attractive mix of well looked after grazing fields, woodland groups and enjoys panoramic views of the Kyles and island of Bute.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- Around the existing South Hall Farm buildings - this is a discreet parcel of land with shelter, screening and a landscape setting provided by existing mixed woodland;
- the open slopes to the east and west of South Hall Farm could accommodate 1-2 properties, in each location. However, the attractive framed view of South Hall Farm (from the west) should not be compromised.

Areas not recommended for development (Red Areas)

- the attractive wooded Glen Neil valley - insertion of development would very likely compromise the integrity of the woodland and reduce the screening and setting of South Hall Farm;
- the area of woodland to the west of South Hall Farm as it provides screening, shelter and a setting for the farm buildings.



CB22 - Looking west from access track up to Glaic



CB23 - Looking east towards South Hall Farm - development possible in the foreground but should respect view to the farm



CB23 - Looking east from access to South Hall Farm (note - fields immediately to the rear of the road are not within the site)



CB23 - Looking west from the access to Inverneil towards South Hall Farm (note - fields immediately to the rear of the road are not within the site)